

UDC Zoning Map

The logo for Addison, featuring the word "ADDISON" in blue capital letters inside a white circle, which is set against a blue background with a white diagonal line.

August 12, 2025

Lesley Nyp, Director of Development &
Neighborhood Services

Zoning Map Consideration Timeline

A blue circular logo with the word "ADDISON" in white capital letters.

Planning & Zoning Commission consideration

- At the June 17, 2025 meeting, the Commission considered the zoning map in accordance with the newly adopted Unified Development Code (UDC). At the meeting, it was stated that four (4) affirmative votes were needed to take action on an agenda item, as is the case with City Council.
- After further research, it was determined that three (3) affirmative votes would have approved the item. The second motion made by Tyler Wright should have been deemed approved. However, due to the believed stalemate, the meeting ended with no action being formally taken on the item.
- For transparency and clarity of the record, staff re-noticed the agenda item and took it back to the Commission for consideration at the July 15, 2025 meeting. The Commission recommended approval of the proposed map with a 5-2 vote.

What is Zoning?

Zoning divides the Town into different (zoning) districts or zones such as residential, commercial, industrial, or mixed-use. Zoning sets rules for:

- What types of uses are allowed (e.g., homes, restaurants, factories)
- Building standards like setbacks, height, and lot size
- Density and intensity of development
- Parking, landscaping, and signage requirements

Zoning is implemented through a zoning ordinance and a zoning map, which together guide how property can be used or developed.

What is the Purpose of Zoning?

The main purposes of zoning in Texas municipalities are to:

- **Promote public health, safety, and welfare** (e.g., prevent overcrowding, control noise, ensure emergency access);
- **Separate incompatible land uses** (e.g., keeping heavy industrial uses away from neighborhoods);
- **Guide orderly growth and development;**
- **Protect property values by creating predictable development patterns;**
- **Ensure adequate infrastructure and services** (e.g., roads, utilities, schools);
- **Encourage economic development through compatible and sustainable land use**

How is Zoning Changed?

- Municipalities in Texas have broad authority to adopt and enforce zoning ordinances within our boundaries.
 - Counties in Texas generally do not have zoning authority, except in limited cases (e.g., around certain airports or under special laws).
- Zoning changes can be made by City Council at any time following proper noticing and public hearing requirements, with input from the Planning & Zoning Commission.

What is a Public Park / Parkland?

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The Town adopted the Parks, Recreation and Open Space (PROS) Master Plan in April 2019.

This is a policy document which identifies existing parks and recreation assets and identifies future needs and opportunities for Parks & Recreation in Addison.



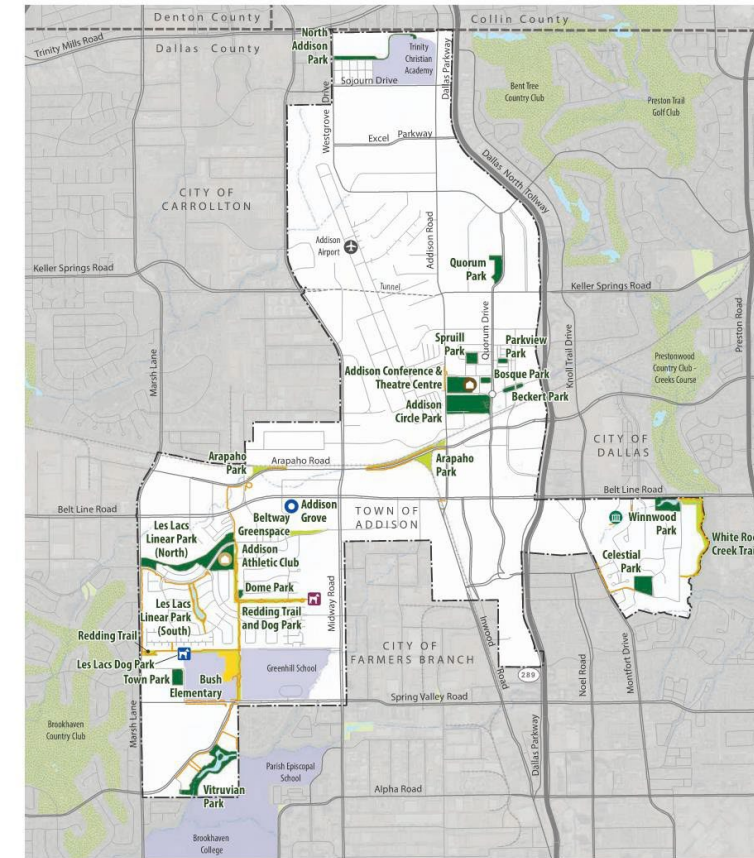
Parks, Greenbelts, & Facility Inventory

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The PROS Master Plan provides both an inventory of the existing parks, greenbelts, and facilities. This is illustrated in Map 1-1.

Property can be established as parkland via:

- Inclusion in the PROS Master Plan
- Resolution passed by City Council
- Parkland dedication or
- Property covenants, conditions and restrictions (CCRs).
 - CCRs are most applicable with parkland dedication.



Map 1-1: Existing Parks and Greenbelts



Parks, Greenbelts & Facility Inventory

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Table A-1: Addison Parks, Greenbelts and Facility Inventory

				Outdoor Rec Facilities												Trails/Paths		Character Elements						Amenities				Notes/Other		
Name	Park Function	Zone	Acreage	Community Garden	Dog Park	Outdoor Pool	Pavilion	Trellis	Gazebo	Gathering Lawn	Large Open Lawn	Volleyball	Tennis	Basketball	Playground	Trail	Walking Path	Architectural Fountains	Art	Overlook	Pollinator Patch	Interpretive Features	Pond	Benches	Moveable Chairs & Tables	Parking	Restrooms			
Existing Sites																														
Public Parks																														
Addison Circle Park	Destination Park	2	10.00				x	x		x	x						x	x	x			x		x	x	x	x	Plaza Fountain, water garden, in-ground location markers. Covered "pavilion" with concession kitchen. Current feasibility study for replacement of plaza fountain as potential splash pad.		
Vitruvian Park	Destination Park	7	12.30					x		x						x		x	x	x			x	x		x	x	Amphitheatre, plaza, hiking/biking trails, wildlife habitat. Adjacent property currently has sand volleyball and ballfield that will be removed.		
Town Park	Neighborhood Park	4	2.53					x			x				x		x				x			x		x		Playground Replaced in 2017. Picnic tables, lighted walking path.		
Celestial Park	Neighborhood Park	6	4.45								x						x		x			x		x		x		Human sundial, plant identification labels		
Dome Park	Neighborhood Park	4	0.48												x						x			x				Plaza, playground under construction. Site provides transition area/trailhead to the Redding Trail.		
Les Lacs Linear Park North	Neighborhood Park	4	9.93				x				x	x	x	x	x	x			x					x						
North Addison Park	Neighborhood Park	1	3.45								x						x		x		x	x		x		x		Jogging trail, picnic tables, Food Signs, in-ground etchings		
Winnwood Park	Neighborhood Park	6	4.82						x		x					x								x				Planned gazebo & bridge beplacement		
Beckert Park	Urban Park	2	1.16								x										x				x		x			
Bosque Park	Urban Park	2	0.82																			x			x	x	x		Old well	
Parkview Park	Urban Park	2	0.64					x				x							x		x				x	x	x		Trellis, grills, earthkind roses and perennials (presentation garden), amphitheatre	
Spruill Park	Urban Park	2	1.85		x			x			x								x		x				x	x	x		Shade structure	
Quorum Park	Urban Park	2	3.47														x	x	x						x		x		Lighted walking path	
Athletic Club	Community Facility	4	6.10	x		x																			x		x	x	Indoor/outdoor swimming pool, gym, track, fitness/weight room, aerobics studio, training room, multipurpose room, racquetball courts	
Addison Conference & Theatre Centre	Community Facility	2	5.51																		x						x		Permanent staff; includes Stone Cottage	
Public Parks Subtotal																														
				67.51	1	1	1	2	5	1	2	9	1	1	1	3	3	5	4	8	1	7	4	2	13	4	12	3		
Greenbelts																														
Arapaho Park	Greenbelt	3	7.85													x			x						x					
Beltway Greenspace	Greenbelt	3	1.86																								x			
Les Lacs Linear Park South	Greenbelt	4	4.30														x		x					x	x					
Redding Trail and Dog Park	Greenbelt	4	16.34		x												x		x	x					x				The dog park is 0.53 acres	
White Rock Creek Trail	Greenbelt	6	9.70													x				x					x					
Greenbelts Subtotal																	3	1	0	3	2	0	0	1	4	0	1	0		
				40.05	0	1	0	0	0	0	0	0	0	0	0	0	3	1	0	3	2	0	0	1	4	0	1	0		
School Recreation Facilities																														
George H.W. Bush Elementary	School Park	7	5.61								x				x	x					x				x				Town maintains playground; site has open field. Agreement allows Town to program space for use by Addison residents only	
Les Lacs Dog Park	Dog Park	4	0.28		x						x																		Access from north side/Redding Trail; adjacent to Alfred J. Loos Natatorium	
Greenbelts Subtotal												1	0	0	0	1	1	0	0	0	1	0	0	0	1	0	0	0		
				5.89	0	1	0	0	0	0	0	1	0	0	0	1	1	0	0	0	0	1	0	0	0	1	0	0	0	
Planned Sites																														
Addison Groves Development	Planned Park	3	TBD				x	x		x	x				x						x				x	x			Parks will be developed in 1-2 years.	
Planned Parks and Greenbelts Subtotal																														
Total				113.45	1	3	1	3	6	1	3	11	1	1	1	5	7	6	4	11	3	9	4	3	19	5	13	3		

UDC Project Timeline

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UDC Project Team

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Matt Goebel, AICP

Clarion - Project Manager
Code Drafting

Gabby Hart, AICP

Clarion - Project Associate
Code Drafting

Jim Dougherty, Esq.

Texas Land-use Law Expert

Town Staff

Project led by Development Services

Unified Development Code Advisory Committee

Appointed Residents (8) & Business Representatives (4)

Planning & Zoning Commission

Recommending Body

City Council

Adoption Body

UDC Project Engagement

Throughout the duration of the project, the project team has engaged with the City Council, Planning & Zoning Commission, and the Unified Development Code Advisory Committee on a consistent basis. All meetings were open to the public.

- 10/09/2018 – City Council Work Session
- **3/27/2019 – Community Meeting**
- 3/28/2019 – Joint City Council & P&Z Meeting
- **9/30/2019 – Community Meeting**
- 9/30/2019 – UDC Advisory Committee Meeting
- 10/01/2019 – Joint City Council & P&Z Meeting
- 11/18/2019 – Joint City Council & P&Z Meeting
- 4/27/2021 – City Council Work Session
- 6/16/2021 – UDC Advisory Committee Meeting
- 6/17/2021 – Joint City Council & P&Z Meeting
- 7/22/2021 – UDC Advisory Committee Meeting
- 7/22/2021 – Joint City Council & P&Z Meeting
- **8/24/2021 – Virtual Community Open House**
- 8/25/2021 – UDC Advisory Committee Meeting
- 8/26/2021 – Joint City Council & P&Z Meeting
- 3/28/2023 – City Council Work Session
- 11/15/2023 – UDC Advisory Committee Meeting
- 2/29/2024 – UDC Advisory Committee Meeting
- 2/29/2024 – Joint City Council & P&Z Meeting
- 4/30/2024 – UDC Advisory Committee Meeting
- 4/30/2024 – Joint City Council & P&Z Meeting
- 1/29/2025 – Planning & Zoning Commission Work Session
- 2/18/2025 – Planning & Zoning Commission Meeting
- 2/25/2025 – City Council Work Session
- 3/4/2025 – City Council Regular Meeting
- 3/25/2025 – City Council Regular Meeting (Adoption)

Addison Zoning Districts - Former

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- Ordinance No. 66 established Addison's first zoning ordinance in 1965.
- Fourteen (14) zoning districts were established – all 14 are still currently in use today. The UDC modified, repurposed, or eliminated several of these districts.
- Since the 1960's, three (3) new districts have been incorporated:
 - Mixed-Use Residential (MXR)
 - Urban Center (UC)
 - Commercial-2 (C-2)
 - (Commercial (C) became Commercial-1 (C-1))

ARTICLE II

DISTRICTS AND DISTRICT BOUNDARIES

Section 1. DISTRICTS

The City of Addison is hereby divided into ~~nine-(9)~~ (fourteen (14)) types of districts. The use, height, and area regulations are uniform within each district. These shall be known as:

"R-1"	Single Family Dwelling District
"R-2"	Single Family Dwelling District
"R-3"	Single Family Dwelling District
"R-16"	Single Family Dwelling District
"A"	Apartment Dwelling District
"LR"	Local Retail District
"PD"	Planned Development District
"PDTC"	" " Townhouse/Condominium
"PDCC"	" " Condominium/Conversions
"C"	Commercial
"I-1"	Industrial District
"I-2"	Industrial District
"I-3"	Industrial District
"SUP"	Special Use Permit

First Zoning Districts – effective via Ordinance No. 66

Addison Zoning Districts - Existing

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- Under the current code, Addison has seventeen (17) zoning districts.
- To staff's knowledge, Addison has never had a Parks, Public, or other similar zoning district. All public facilities and parks obtained a zoning designation.

R-1	Single-family dwelling district
R-2	Single-family dwelling district
R-3	Single-family dwelling district
R-16	Single-family dwelling district
"A"	Apartment dwelling district
LR	Local retail district
PD	Planned development district
PDTC	Planned development townhouse/condominium
PDCC	Planned development condominium/conversions
MXR	Mixed use residential
C-1	Commercial-1 district
C-2	Commercial-2 district
I-1	Industrial-1 district
I-2	Industrial-2 district
I-3	Industrial-3 district
SUP	Special use permit
UC	Urban center

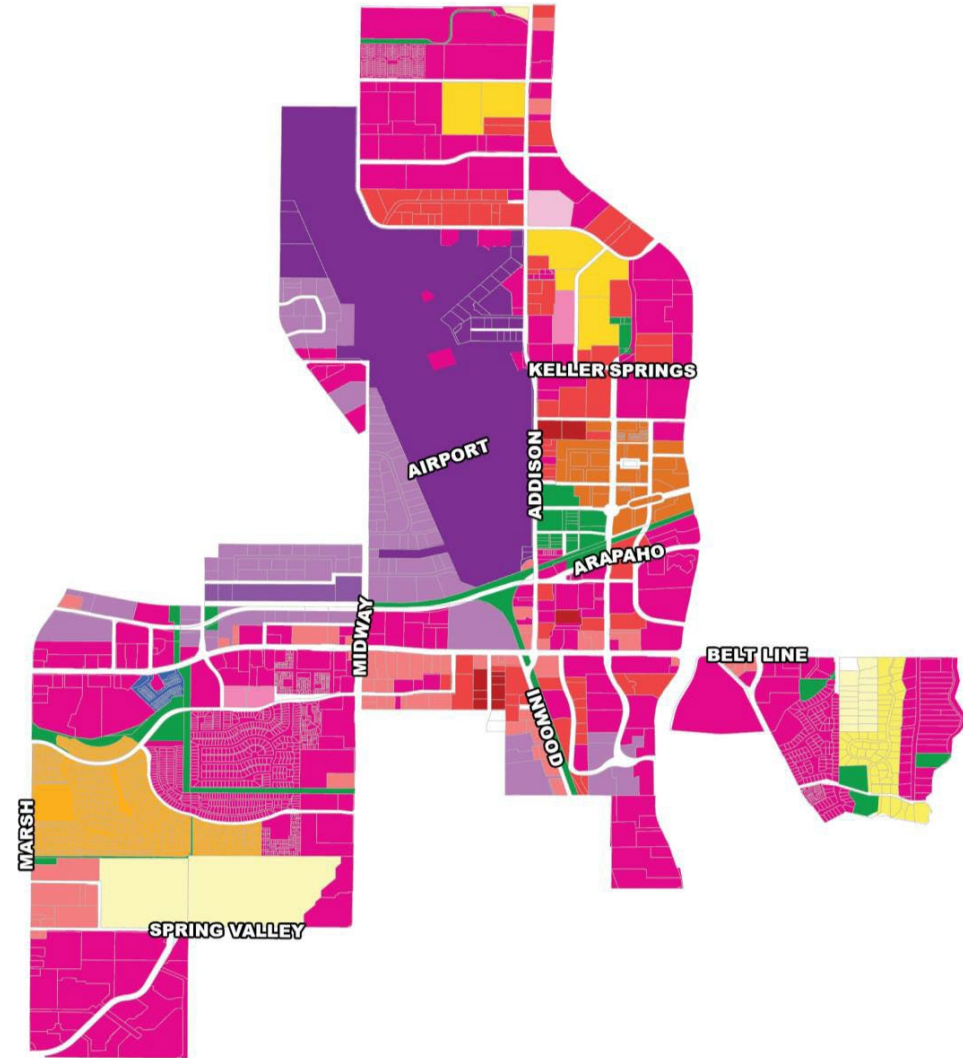
Current Zoning Districts until September 1, 2025

Addison Zoning Districts - Existing

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- Many years ago, our zoning map was erroneously changed to show the Town's parks and several other Town facilities as "Parks" (shown in green).
- Since we do not have an actual parks district, this has no defined uses or development standards.
- Staff assumes that there was zoning as some point. However, due to the age and lack of records, many parks' true zoning is unknown.

R-1	UC	LR	I-2	PD
R-16	BL	C-1	I-2	PD-CC
A		C-2	I-3	PD-TH
MXR				Parks



Current Zoning Map

Addison Zoning Districts - UDC

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- The UDC followed a similar outline by not introducing a Parks zoning district.
- Parks are allowed by right in all zoning districts. This allows each park to be used and developed in a manner most compatible with the adjacent uses.
- **Land Use Example:**
 - A coffee shop, café, or farmers market may not be appropriate in Celestial Park; however, it may be appropriate in Addison Circle Park.

Table 3.1-1: Summary Table of Zoning Districts

Zoning District	Section
Residential Districts	
R-1 - Residential	3.4.1
R-2 - Residential	3.4.2
R-3 - Residential	3.4.3
Mixed-Use Districts	
M-1 - Mixed-Use Neighborhood	3.5.1
M-2 - Mixed-Use Suburban Corridor	3.5.2
M-3 - Mixed-Use Urban Corridor	3.5.3
M-4 - Mixed-Use Center	3.5.4
Nonresidential Districts	
CL - Commercial Limited	3.6.1
CG - Commercial General	3.6.2
LI - Light Industrial	3.6.3
AA - Addison Airport	3.6.4
Planned Development Districts	
PD - Planned Development	3.7
Overlay Districts	
AO - Airport Overlay	3.8.1
Legacy Districts	
A - Apartment Dwelling	8.1
PD-TH Planned Development Townhouse/Condominium	8.2
PD-CC Planned Development Condominium Conversions	8.3

UDC Zoning Districts – effective September 1, 2025

Addison Zoning Districts - UDC

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- **Development Standard Example:**

- A new structure would be required meet the same setbacks as adjacent properties.
- As an example, a new shade structure would be setback the same distance that a new home would be at Celestial or Winnwood Park to provide protection for adjacent property owners.
 - Modifications to these setbacks would have to be considered through a variance via the Board of Zoning Adjustment.

Lot Dimensions (minimum)

A	Lot Area (sq ft)	16,000
B	Lot Width (ft)	80

Building Setbacks (minimum)

C	Front (ft)	30
D	Side, Interior (ft)	5
	Side, Street	20
E	Rear (ft)	20

Other Standards (maximum)

F	Building Height (ft)	35
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R-1 Bulk Development Standards

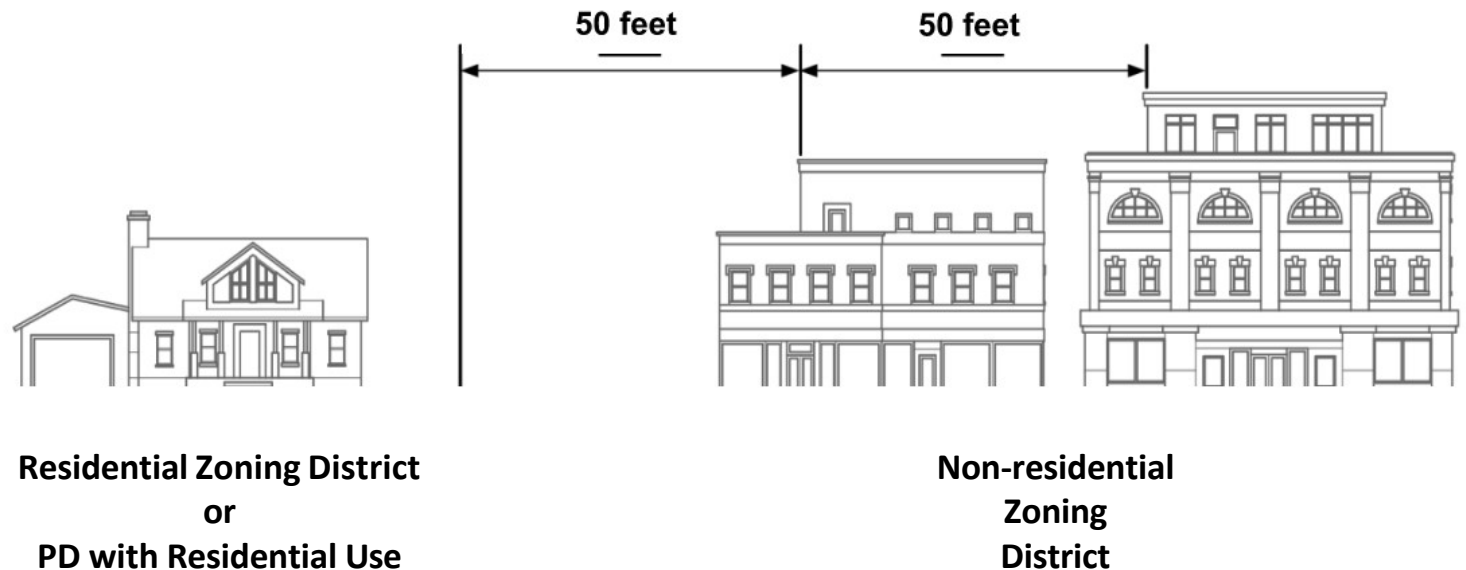
Addison Zoning Districts - UDC

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- **Neighborhood Transition Zone Standards**

- The standard provides additional protection to residential properties but increases the setback as height increases.
- This standard applies for all residential zoning districts and Planned Developments that allow residential uses.

Figure 5-23: Neighborhood Transition Standards



Addison Zoning Districts - UDC

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- **Neighborhood Transition Zone Standards**
 - To rezone Addison Circle Park as a residential district would make adjacent parcels non-conforming and limit future reinvestment.



Comparator Cities



City	Park Specific Zoning District?	Notes	Link to Code or Map
Addison	No	To staff's knowledge, Addison has never adopted a park or open space zoning district.	Addison – Zoning Districts
Allen	No	Does not have a dedicated park or open space district. Has an Agricultural-Open Space (A-O) district, which is intended for undeveloped or vacant land or agricultural uses. Parks are permitted in all residential districts and the following non-residential districts; Agriculture-Open Space, Garden Office, Office, and Community Facilities.	Allen – Zoning Districts
Carrollton	No	Parks are permitted in all districts.	Carrollton – Zoning Districts / Land Use
Coppell	No	Does not have a dedicated park or open space district. Has an Agricultural (A) district, which is intended for undeveloped or vacant land or agricultural uses. Parks are not permitted within the Agricultural district.	Municode – 23 Districts
Farmers Branch	No	Parks allowed in all districts except “Institutional-Religious Uses District (I-RU)”.	Municode – Chapter 94 Zoning
Flower Mound	No	Has a “Water Recreation (WR)” district and a “Recreational (REC)” district. The WR district is to accommodate water recreational opportunities along Lake Grapevine. The REC district is to accommodate public and private recreational uses. Public Park is allowed in the WR district; however, it is not allowed in the REC district. Public Parks are allowed in all other districts.	Municode – Park Land
Frisco	No	Does not have a dedicated park or open space district. Has an Agricultural (AG) district, which is intended for undeveloped or vacant land or agricultural uses. Not exclusively used for parks. Parks permitted in all zoning districts.	eCode360 – Zoning Ordinance
Grapevine	No	Parks are permitted in all districts.	Grapevine Zoning – Appendix A

Comparator Cities

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City	Park Specific Zoning District?	Notes	Link to Code or Map
Highland Park	No	Parks are permitted in all districts except “County Club-Golf Course District (CC)”.	eCode360 – Zoning Ordinance
Irving	No	Does not have a dedicated park or open space district. Has an Agricultural (AG) district, which some parks are zoned, however, many parks are not. Other private rural or agricultural uses are also zoned as AG.	Irving - Zoning Districts
Lewisville	No	Includes Agricultural - Open Space (AO) and Public Use (PU) districts. The AO district is intended to provide for farming, pasturage, horticulture and other related agricultural uses, or to act as a temporary zoning classification upon annexation of property into the City. It is anticipated that all property in AO districts will be changed to other zoning district classifications as the city proceeds towards full development. The PU zoning district is intended to accommodate a wide variety of public, educational and governmental buildings, services and activities – not exclusive to parks.	Article 2: Zoning
McKinney	No	Does not have a dedicated park or open space district. Has an Agricultural (AG) district, which some parks are zoned, however, many parks are not. It appears that the AG district is used primarily in undevelopable areas due to floodplain. Other private rural or agricultural uses are also zoned as AG. Also has a Governmental Complex (GC) district, however, not intended for or consistently used for public parks. Public parks are permitted by right in all zoning districts.	GIS – Zoning Districts / UDC
Plano	No	Has Agricultural (A) District, however, specifically used for agriculture uses, not parks.	Plano – Zoning Districts and Uses
Richardson	No	Public facilities are allowed in all districts.	Richardson – Zoning Atlas
University Park	No	Parks and recreation facilities are allowed in all districts except for the “Parking District” and “University Campus 3 & 4 Districts”.	City – Zoning Map & Uses

- Publicly-owned parks are protected by state law and the Town Charter. The zoning of the area in which they lie does not affect those protections. Pursuant to state law and the Town's Charter, the City Council cannot dispose of parkland for development without a referendum, regardless of any current or future zoning designation. Generally, only after notice, a hearing, and an election have been held, assuming the voters approve the sale, may a city sell a park.
- Tex. Loc. Gov't Code § 253.001(b) states that "land owned, held, or claimed as a public . . . park may not be sold unless the issue of the sale is submitted to the qualified voters." Tex. Gov't Code § 1508.006(a)(2) also prohibits the sale or lease of a park without an election. The Town Charter also protects parklands in accordance with state law. Section 11.22 of the Charter states as follows:
 - "The Town of Addison may acquire and appropriate land inside or outside of the Town of Addison for the purpose of establishing, laying out or enlarging any parks, parkways or pleasure grounds. Land owned, held or claimed as a public park or recreation land may not be sold, leased or otherwise conveyed unless the issue of such sale, lease or conveyance is submitted to the qualified voters of the municipality at an election and is approved by a majority of the votes received at the election."

Matrix of Zoning District Conversions

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Proposed Zoning Districts		Existing Zoning Districts														
		Single Family Dwelling	Single Family Dwelling	Mixed-Use Residential	Apartments	Urban Center	Belt Line	Local Retail	Commercial - 1	Commercial - 2	Industrial - 1	Industrial - 2	Industrial - 3	Planned Development	Condominium Conversions	Townhouse/Condominium
		R-1	R-16	MXR	A	UC	BL	LR	C-1	C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH
Residential Districts	R-1 Residential	●	●													
	R-2 Residential			●												
	R-3 Residential			●												
	A - Apartments (Legacy District)				●											
Mixed-Use Districts	M-1 Mixed-Use Neighborhood					●										
	M-2 Mixed-Use Suburban Corridor						●									
	M-3 Mixed-Use Urban Corridor	New District														
	M-4 Mixed-Use Center					●										
Nonresidential Districts	CL Commercial Limited							●								
	CG Commercial General								●							
	LI Light Industrial									●	●	●				
	AA Addison Airport												●			
Planned Developments	PD Planned Development													●		
	PD-CC Condominium Conversions (Legacy District)														●	
	PD-TH Townhouse/Condominium (Legacy District)															●

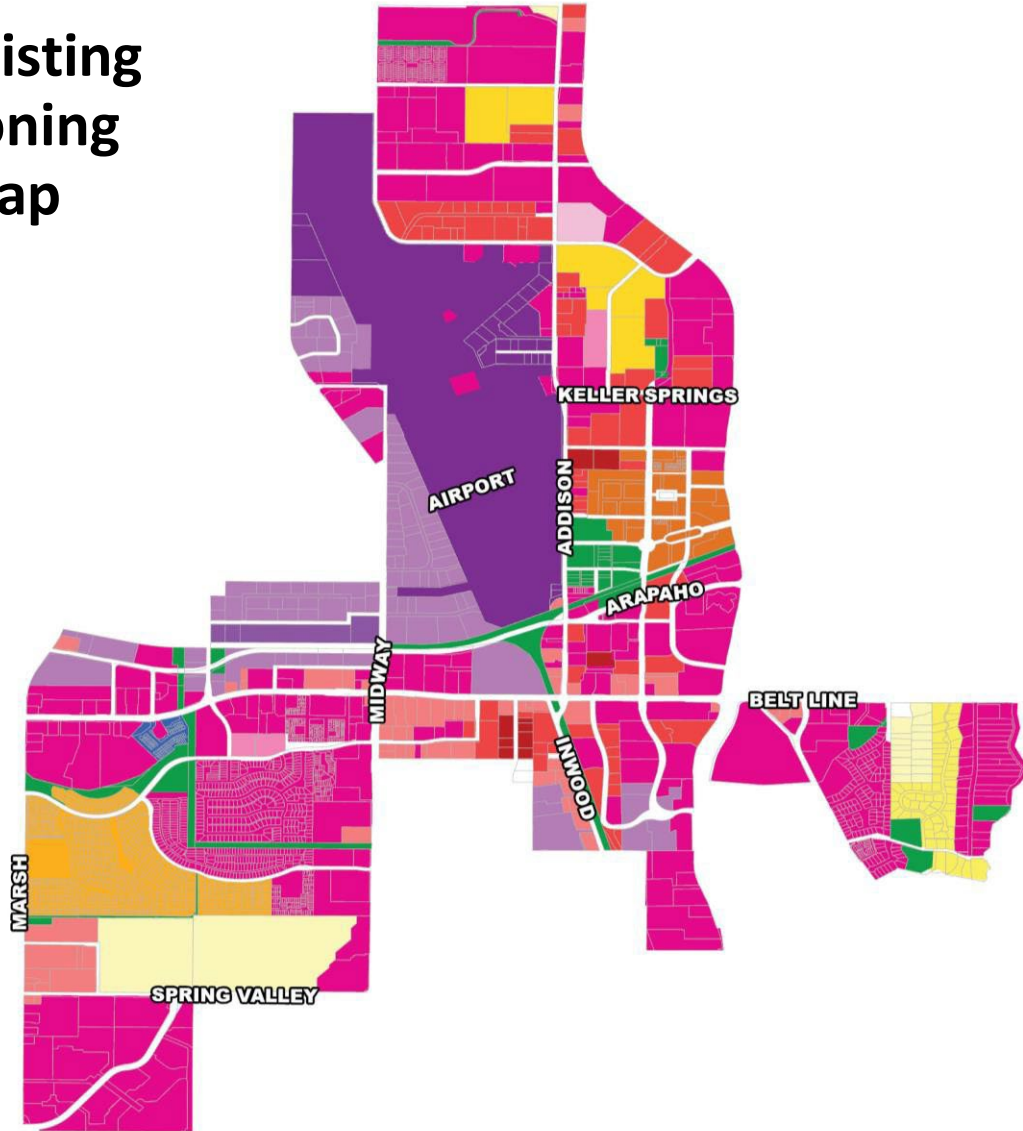
Remaining as is

Remaining as is

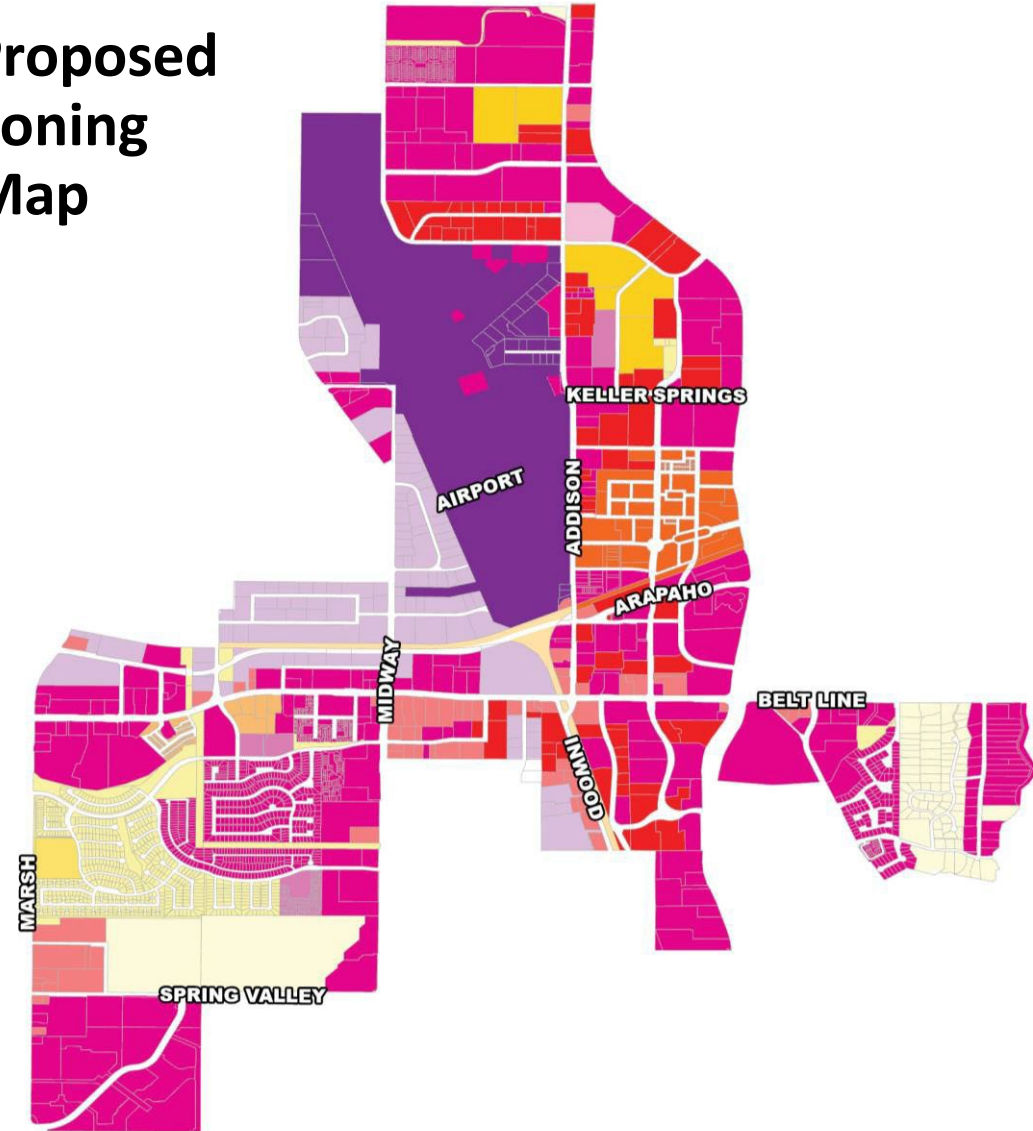
Zoning Map

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Existing
Zoning
Map



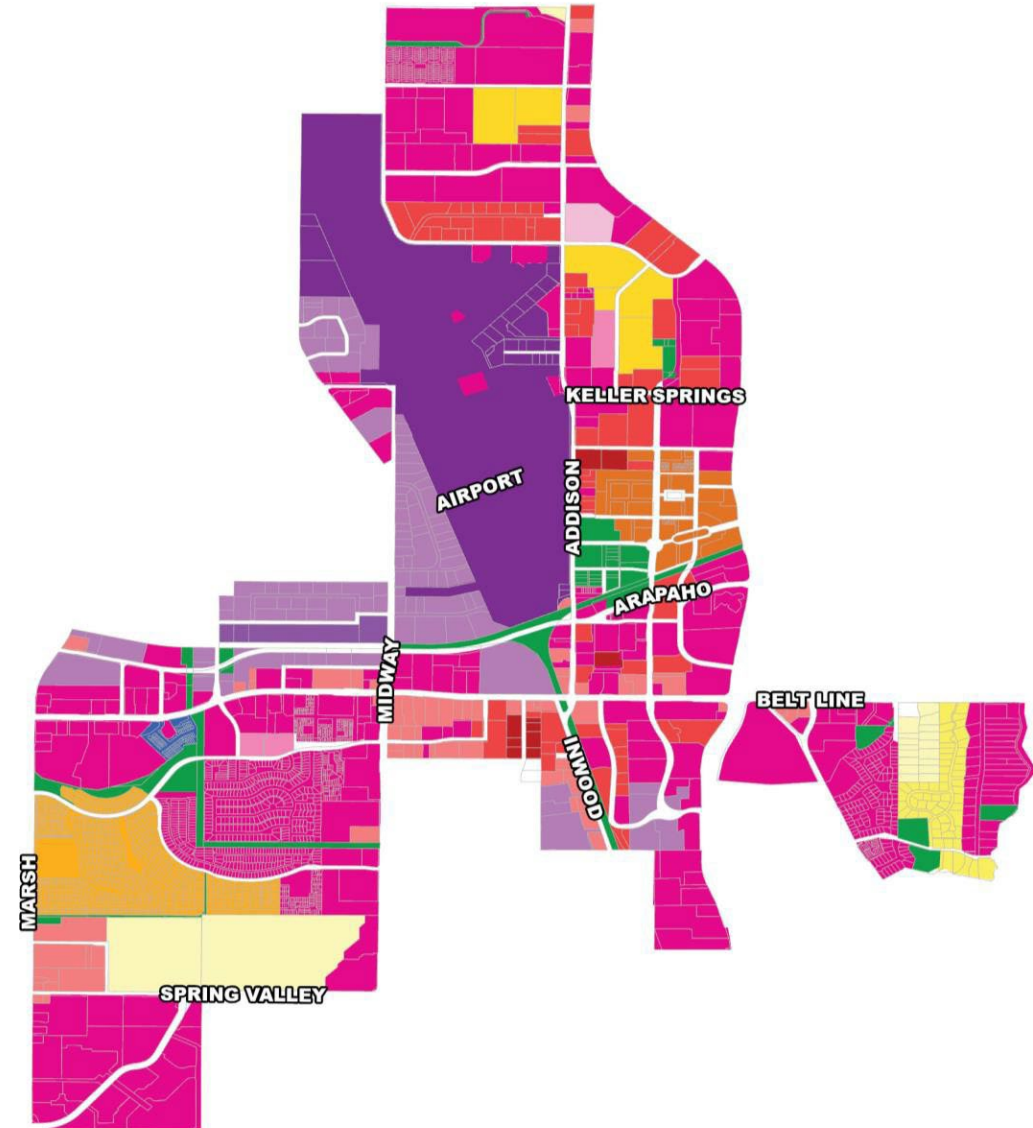
Proposed
Zoning
Map



Existing Zoning Map

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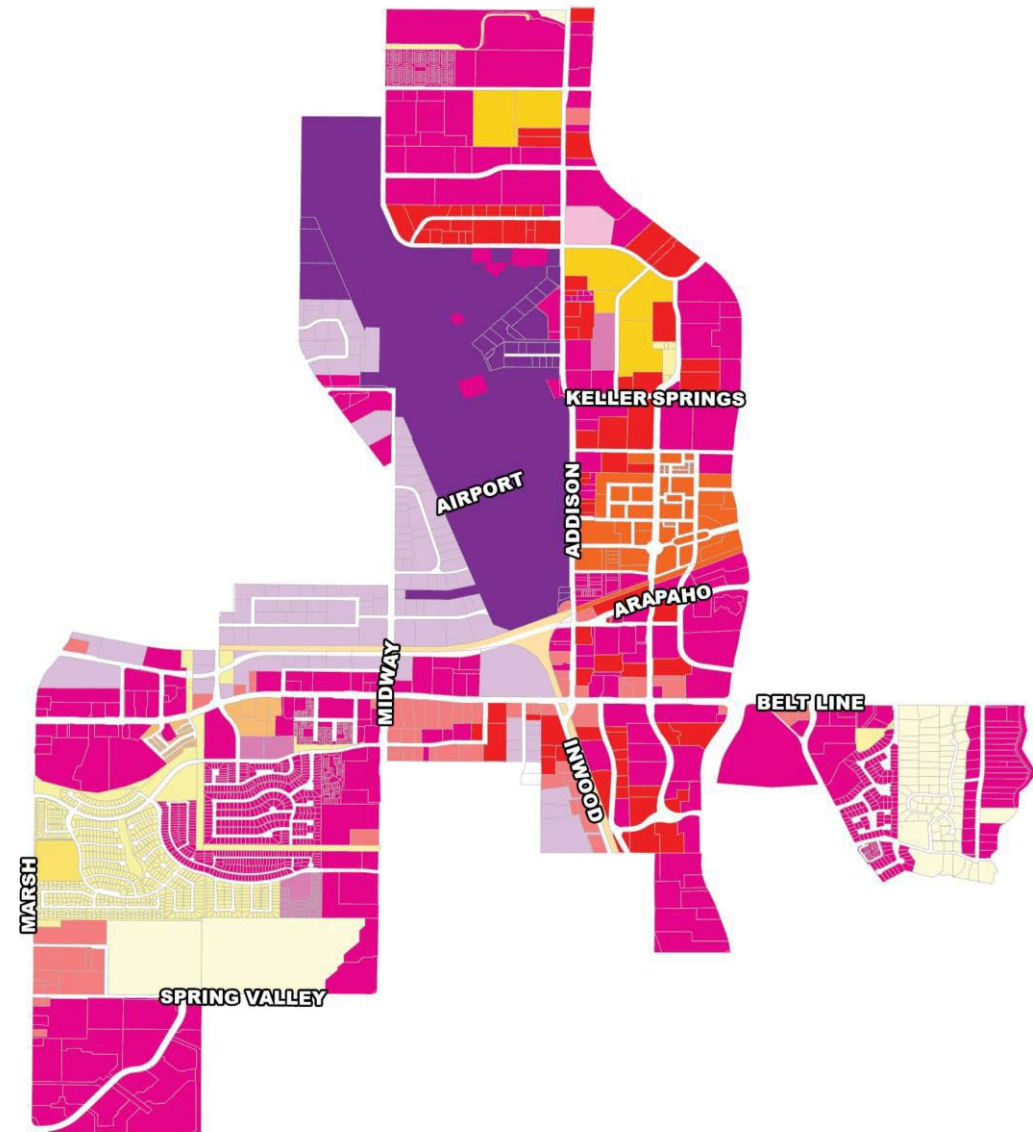
R-1	UC	LR	I-2	PD
R-16	BL	C-1	I-2	PD-CC
A		C-2	I-3	PD-TH
MXR				Parks



Proposed Zoning Map

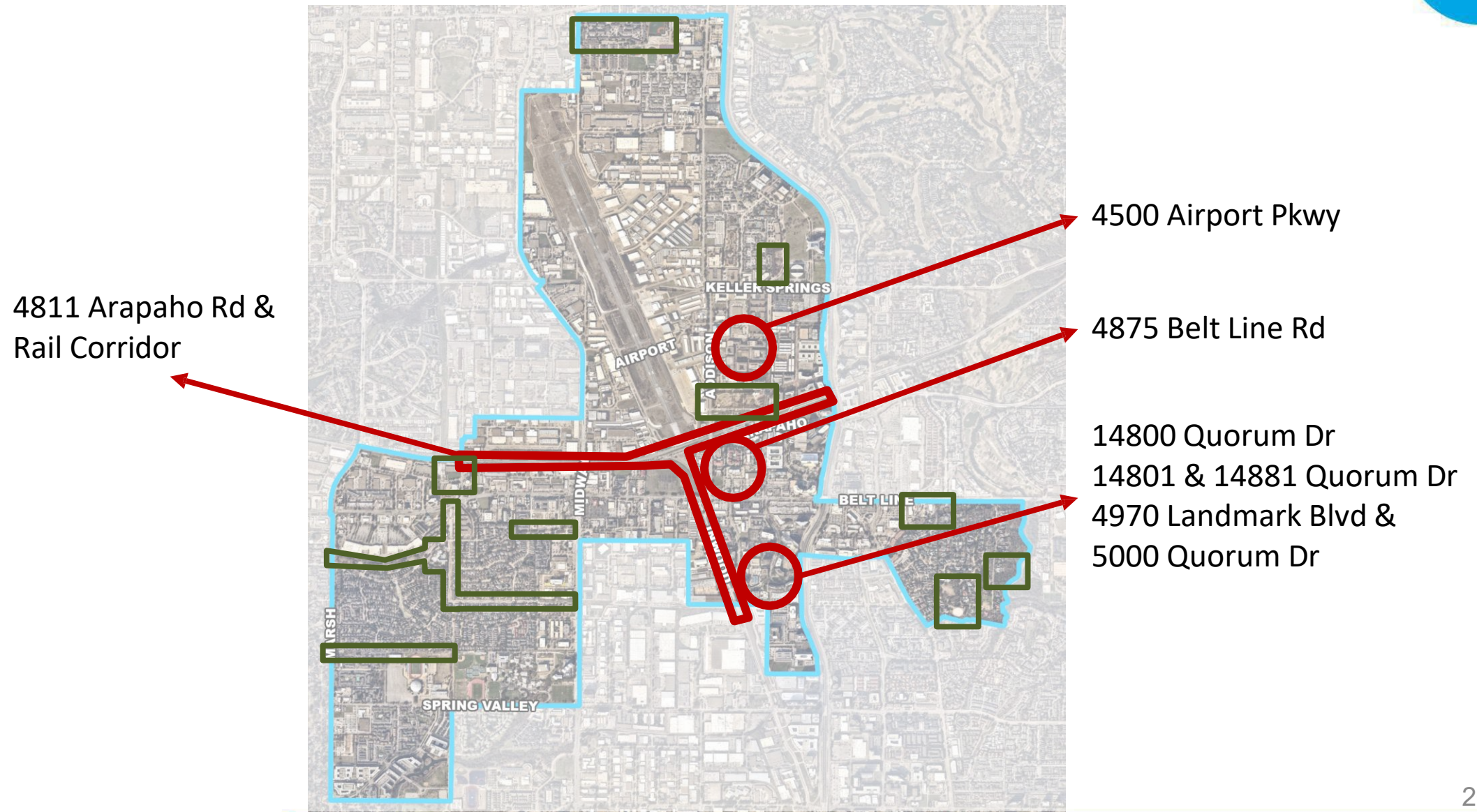
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R-1	M-1	CL	PD
R-2	M-2	CG	PD-CC
R-3	M-3	LI	PD-TH
A	M-4	AA	



Areas of Inconsistent Proposed Zoning Changes

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14800 Quorum Dr – Office Building

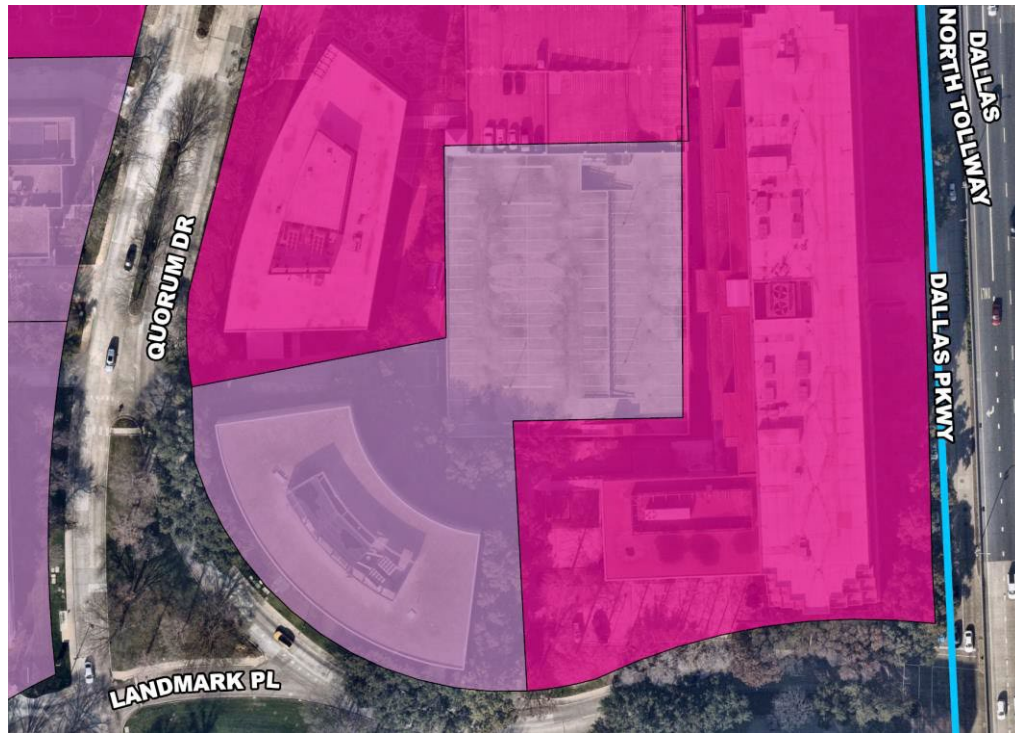
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Existing: **Industrial-1 (I-1)**

Matrix Conversion: **Light Industrial (LI)**

Proposed: **Commercial General (CG)**

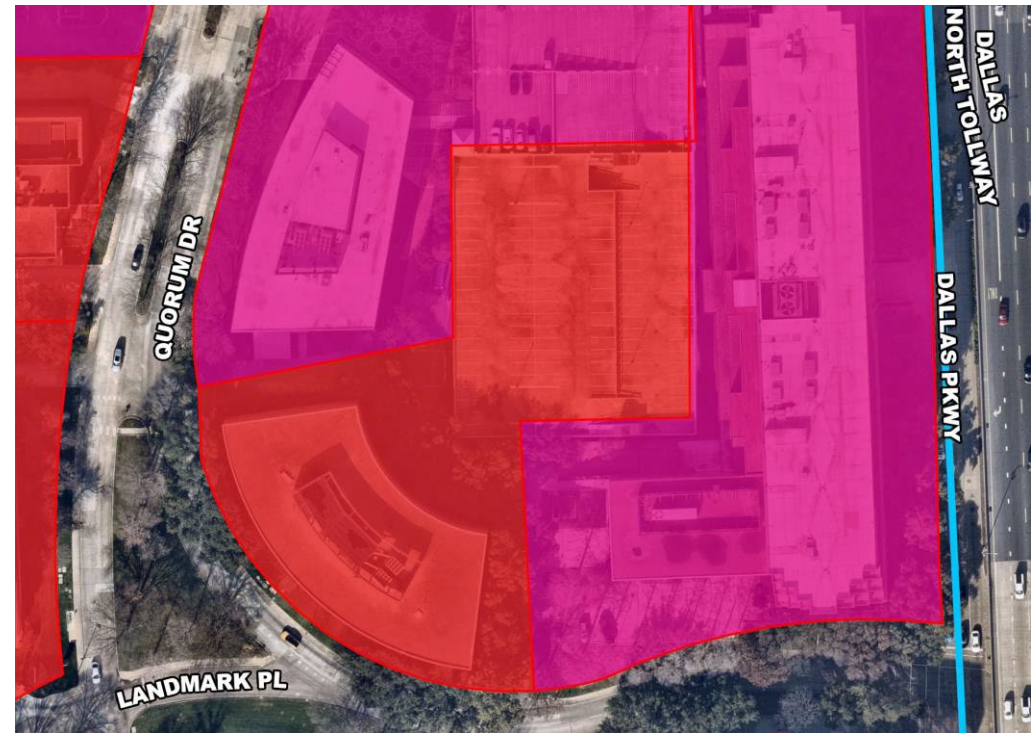
Existing: Industrial-1 (I-1)



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Commercial General (CG) is more appropriate with the existing uses on site and the surrounding area.

Proposed: Commercial General (CG)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

14801 & 14881 Quorum Dr – Office Buildings

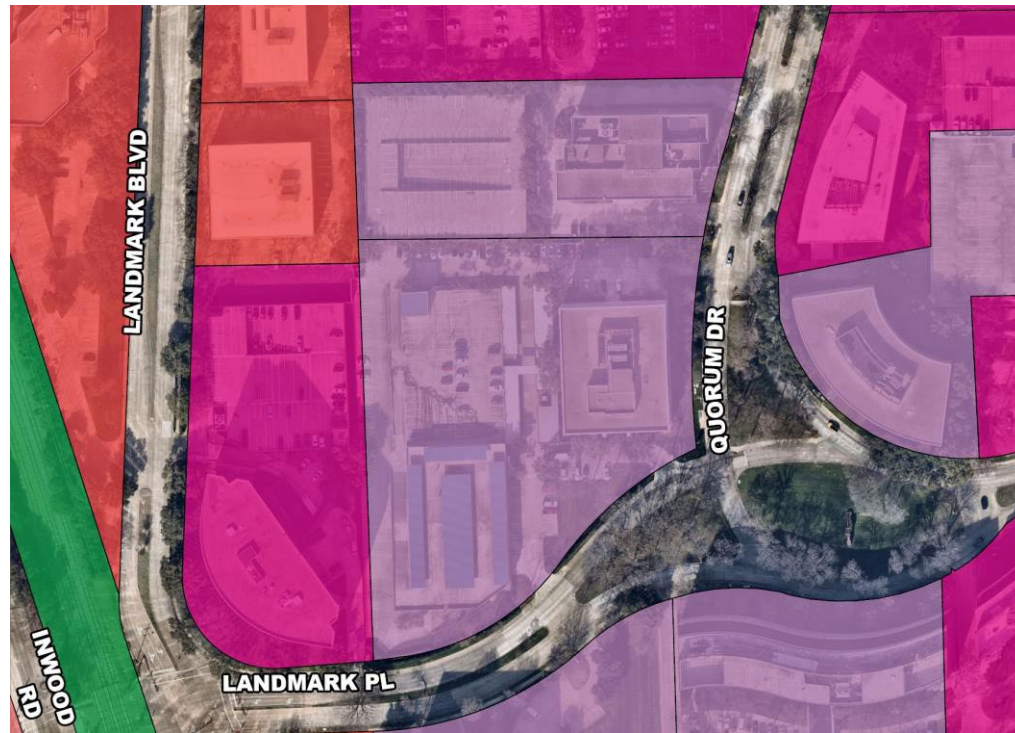
ADDISON

Existing: **Industrial-1 (I-1)**

Matrix Conversion: **Light Industrial (LI)**

Proposed: **Commercial General (CG)**

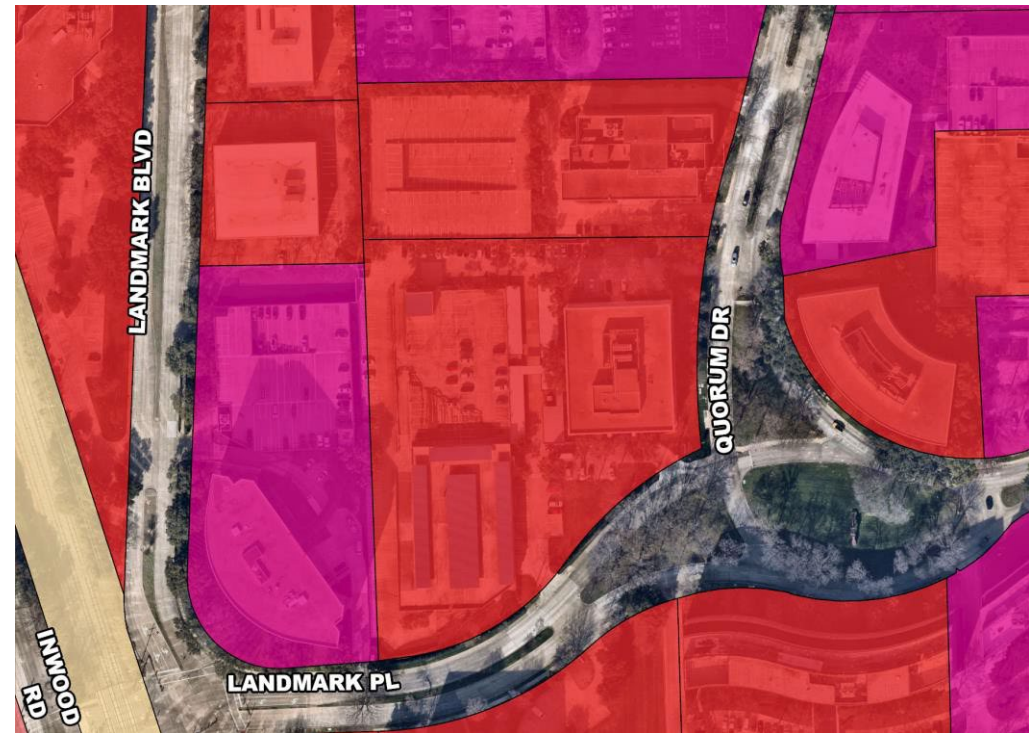
Existing: Industrial -1 (I-1)



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Commercial General (CG) is more appropriate with the existing uses on site and the surrounding area.

Proposed: Commercial General (CG)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

4970 Landmark Blvd & 5000 Quorum Dr – Office Buildings

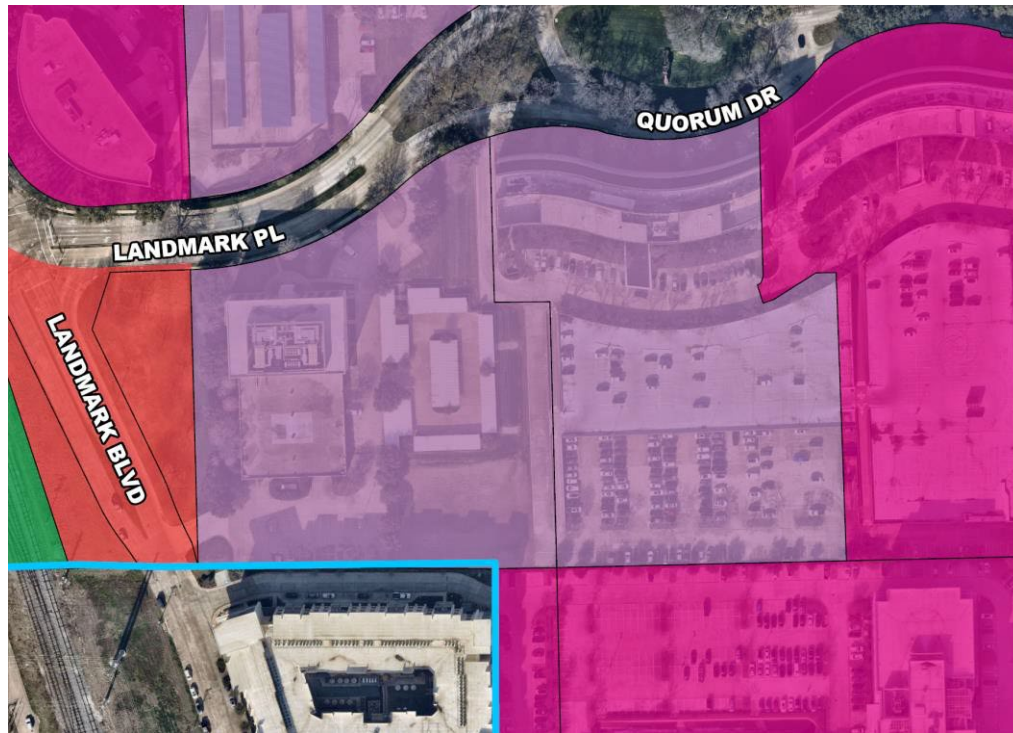
ADDISON

Existing: **Industrial-1 (I-1)**

Matrix Conversion: **Light Industrial (LI)**

Proposed: **Commercial General (CG)**

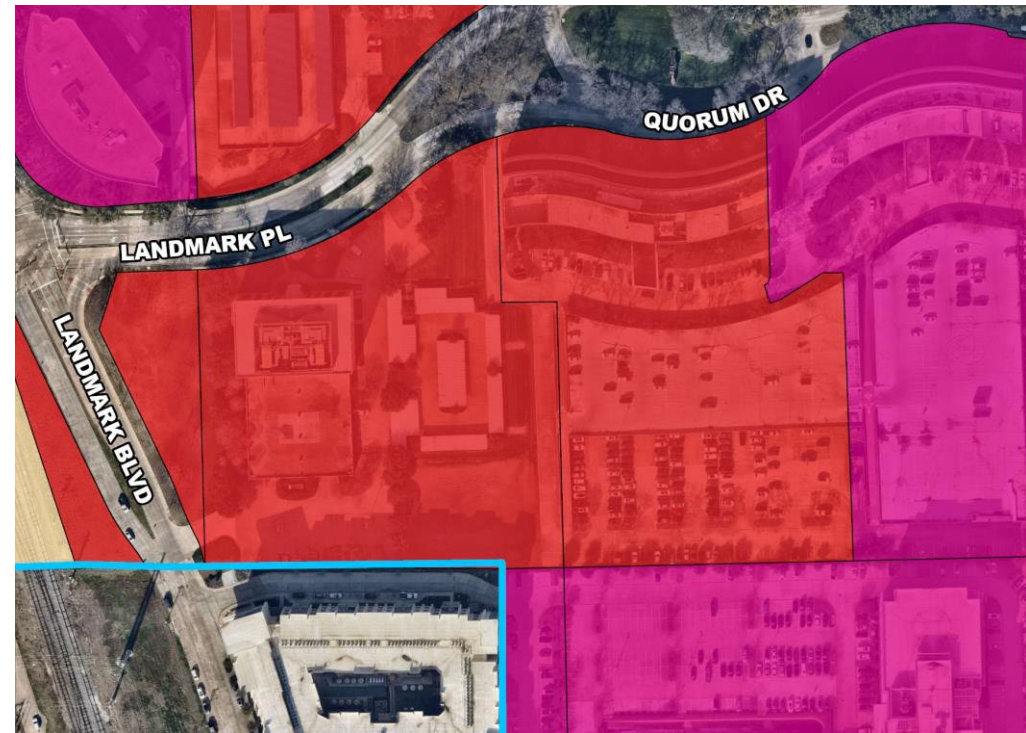
Existing: Industrial -1 (I-1)



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Commercial General (CG) is more appropriate with the existing uses on site and the surrounding area.

Proposed: Commercial General (CG)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

4900 Airport Pkwy – Post Office

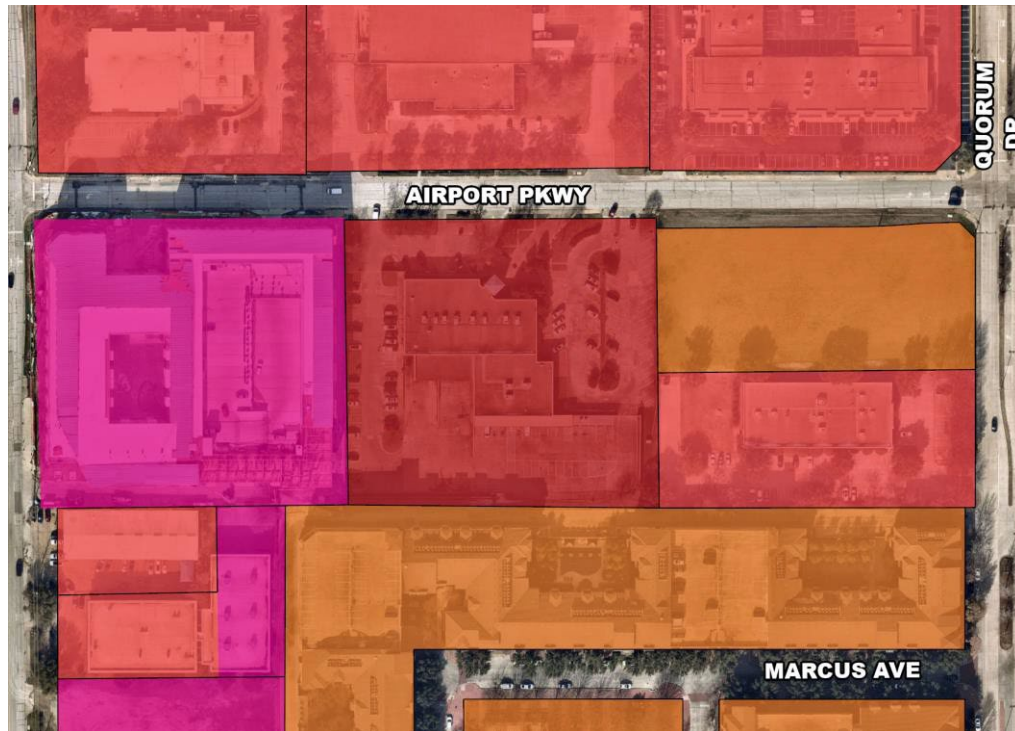
ADDISON

Existing: **Commercial-2 (C-2)**

Matrix Conversion: **Light Industrial (LI)**

Proposed: **Commercial General (CG)**

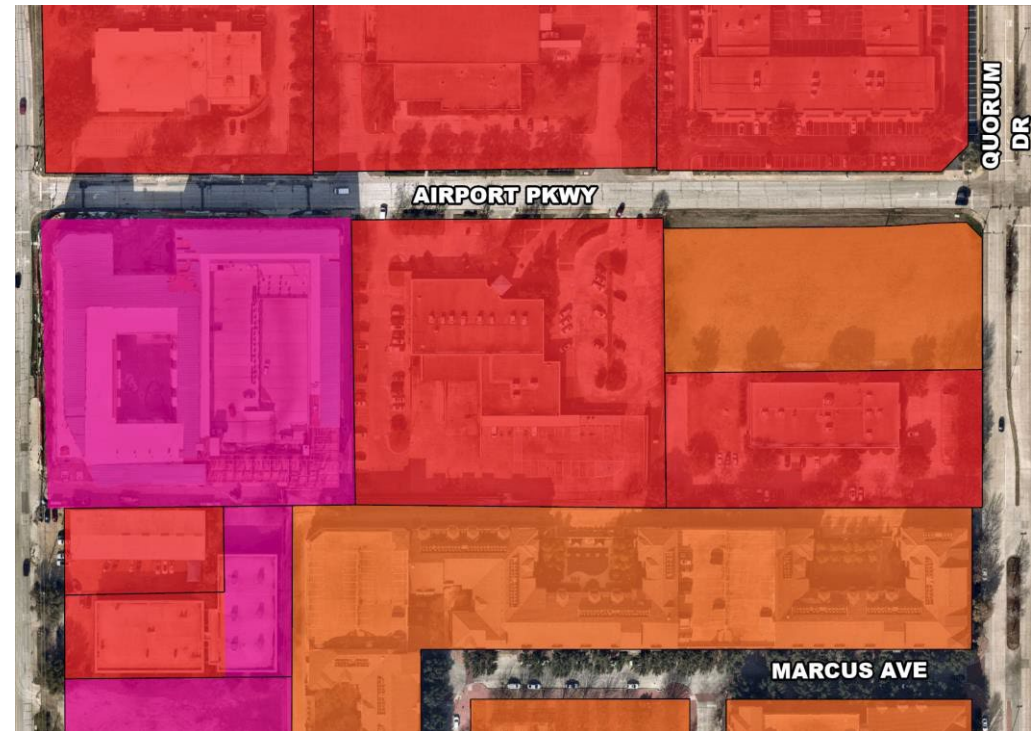
Existing: Commercial-2 (C-2)



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Commercial General (CG) is more appropriate with the surrounding uses and zoning.

Proposed: Commercial General (CG)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

4875 Belt Line Rd – Hotel

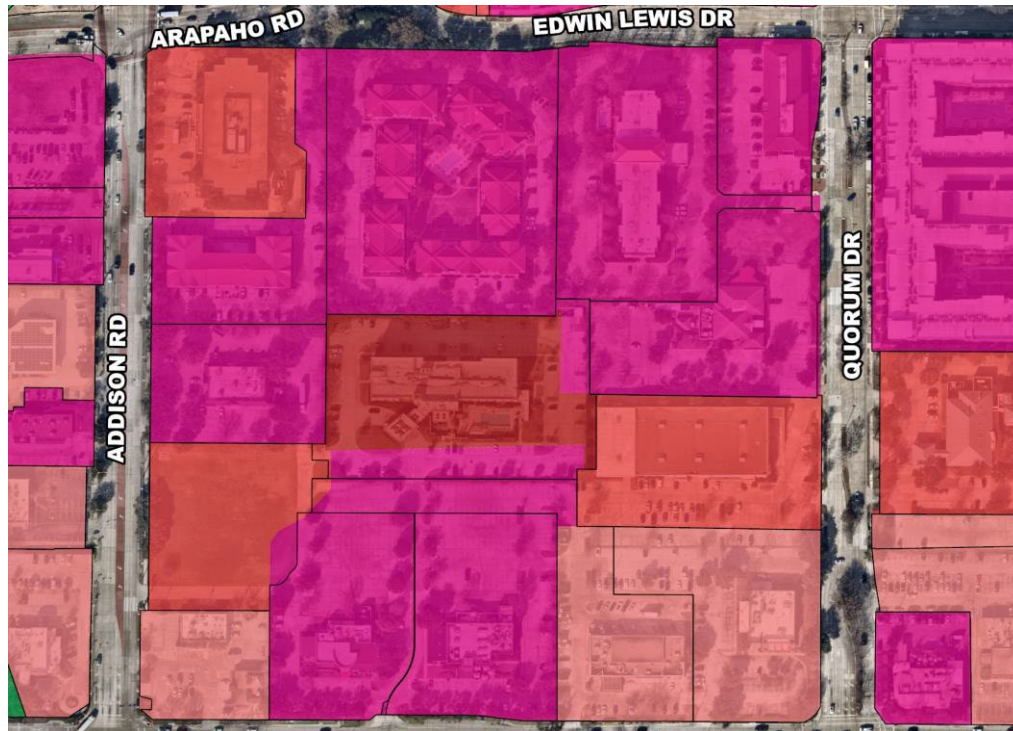
ADDISON

Existing: **Commercial-2 (C-2)**

Matrix Conversion: **Light Industrial (LI)**

Proposed: **Commercial General (CG)**

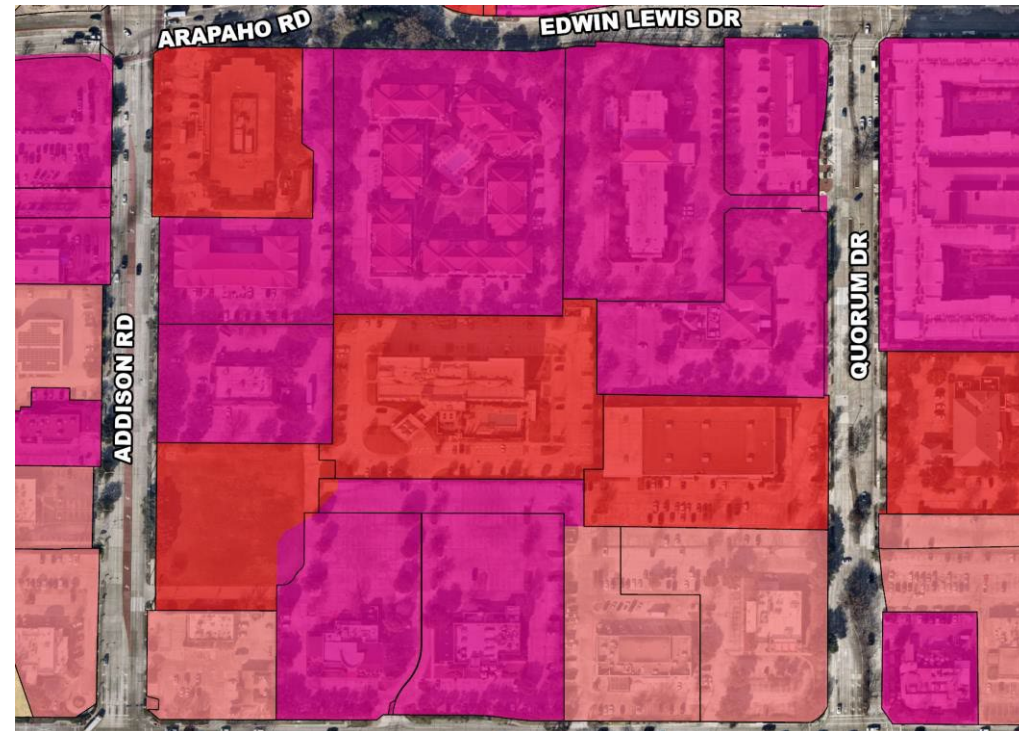
Existing: Commercial-2 (C-2)



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Commercial General (CG) is more appropriate with the surrounding uses and zoning.

Proposed: Commercial General (CG)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

4811 Arapaho Rd – DART Transit Station & Rail Corridor

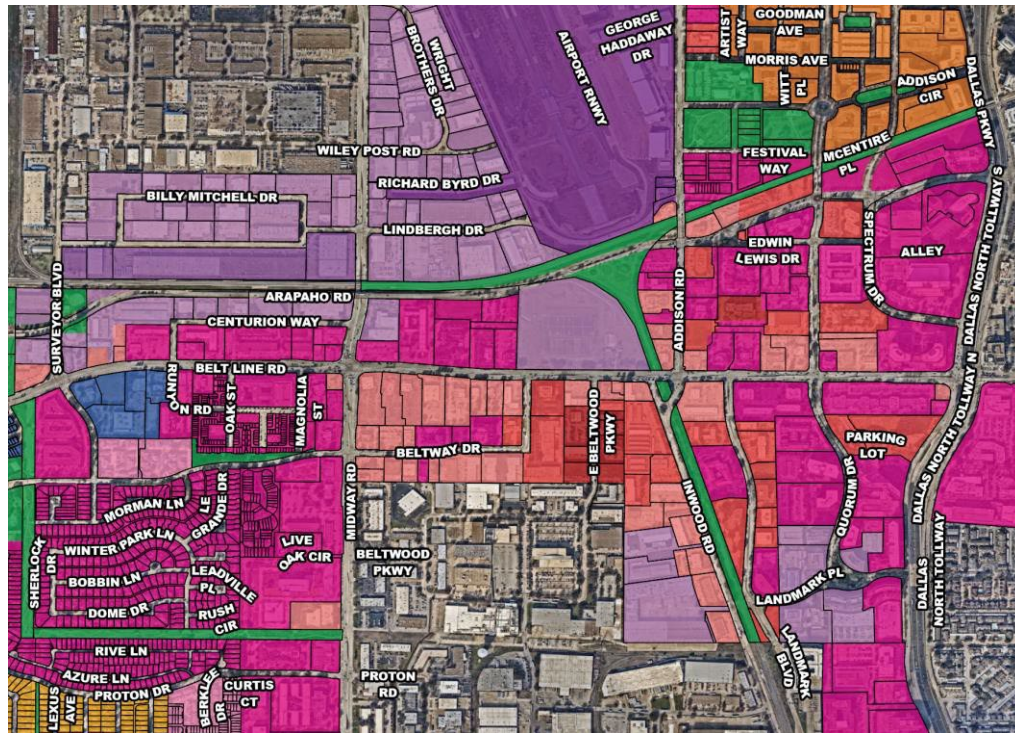
ADDISON

Existing: **Park**

Matrix Conversion: **No conversion**

Proposed: **Mixed-Use Neighborhood (M-1) & Mixed-Use Center (M-4)**

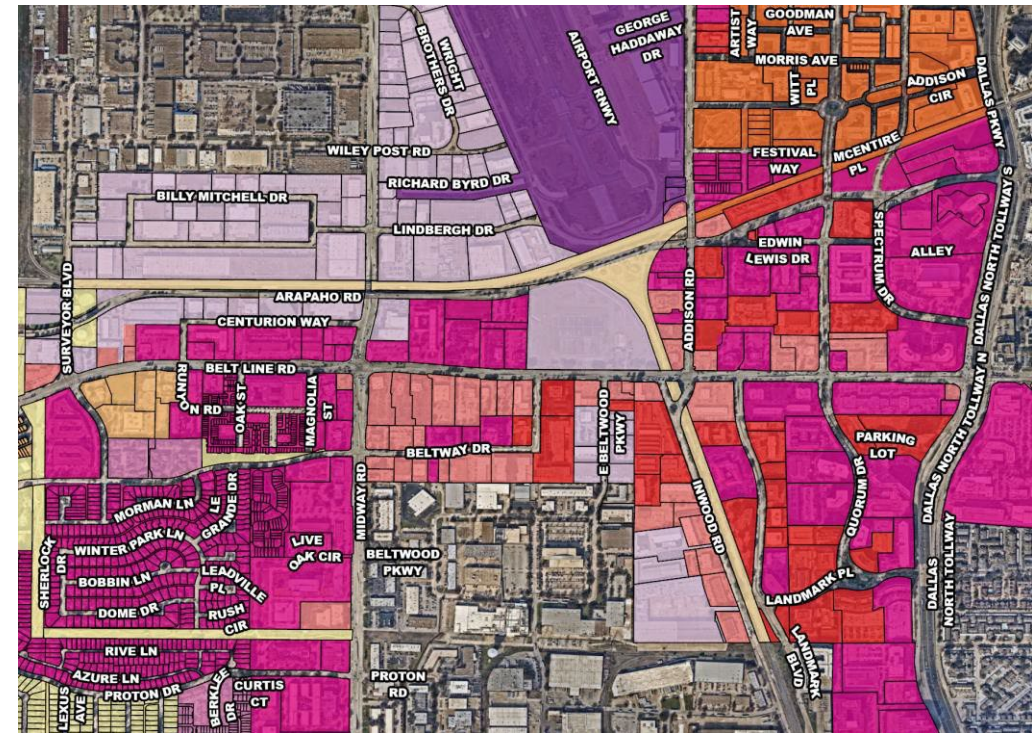
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Mixed-Use is most appropriate for transit to allow flexibility for development while minimizing impacts to surrounding commercial and industrial properties.

Proposed: Mixed-Use Neighborhood (M-1) & Mixed-Use Center (M-4)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

17150 Westgrove Rd – North Addison Park

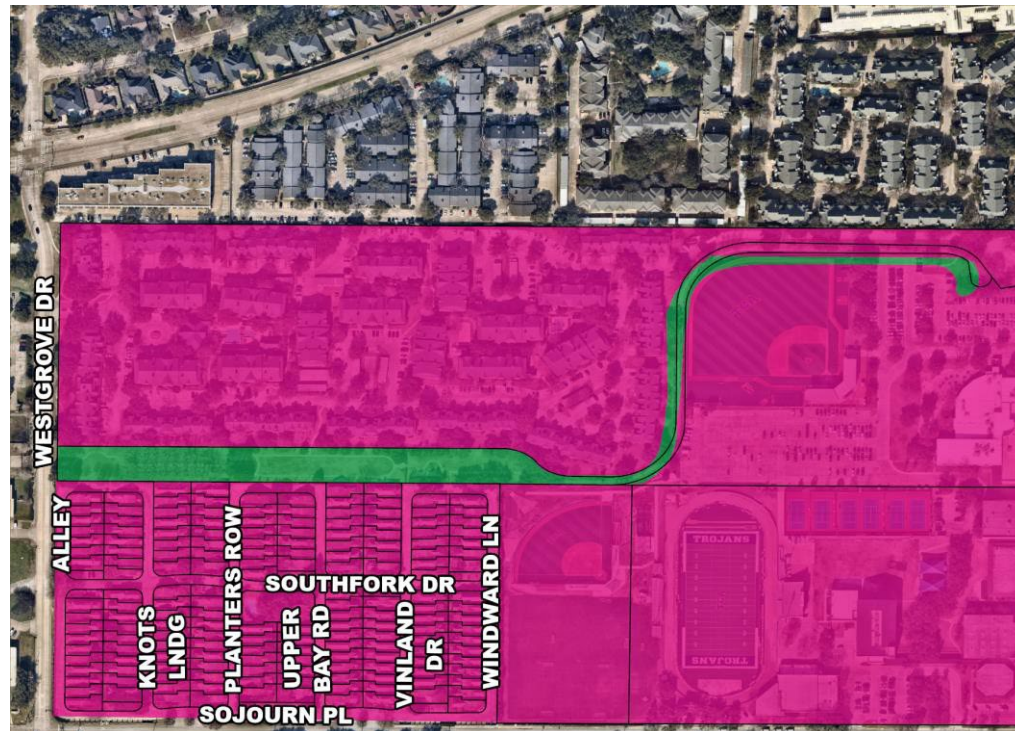
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-2 (R-2)**

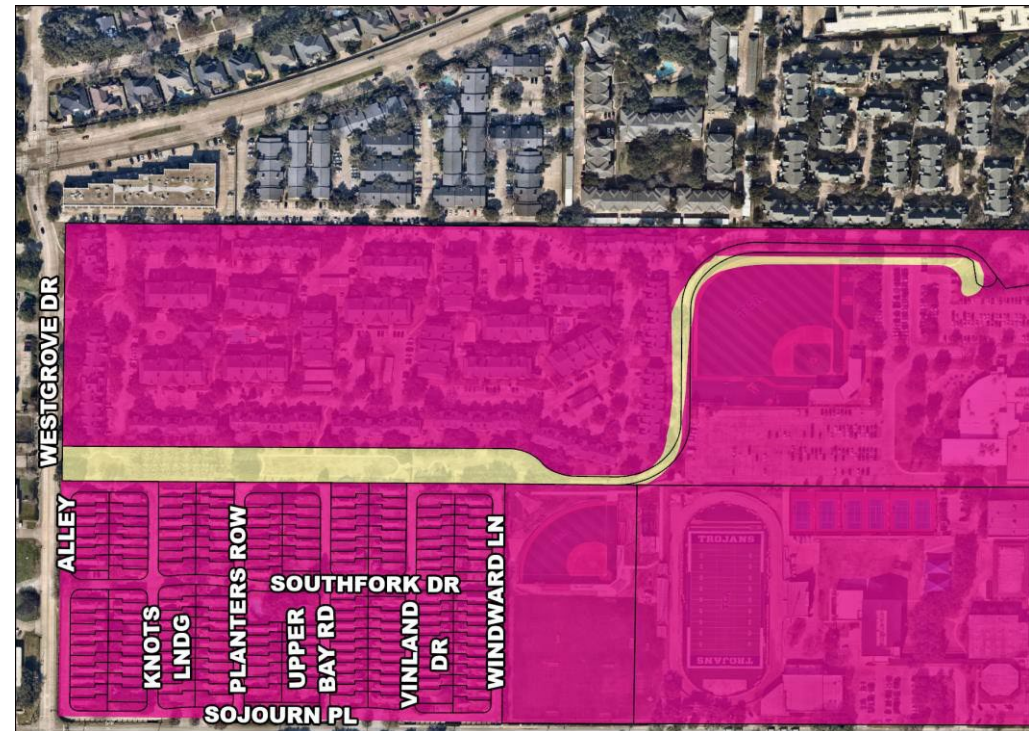
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-2 (R-2) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-2 (R-2)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

4101 Beltway Dr – Beltway Park

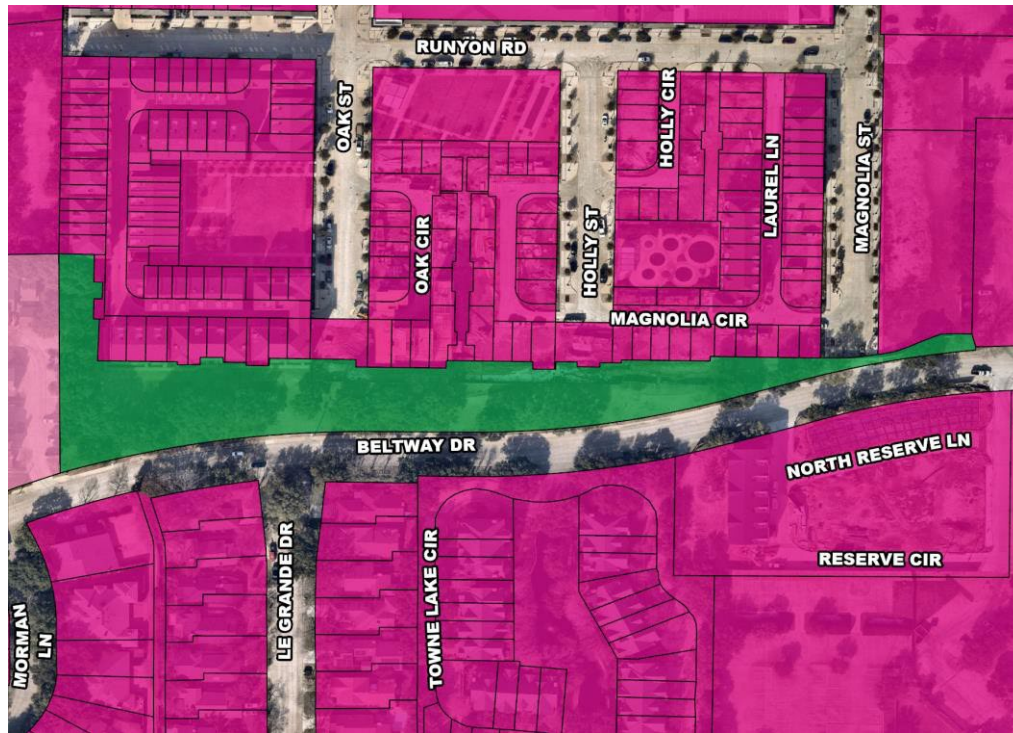
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-2 (R-2)**

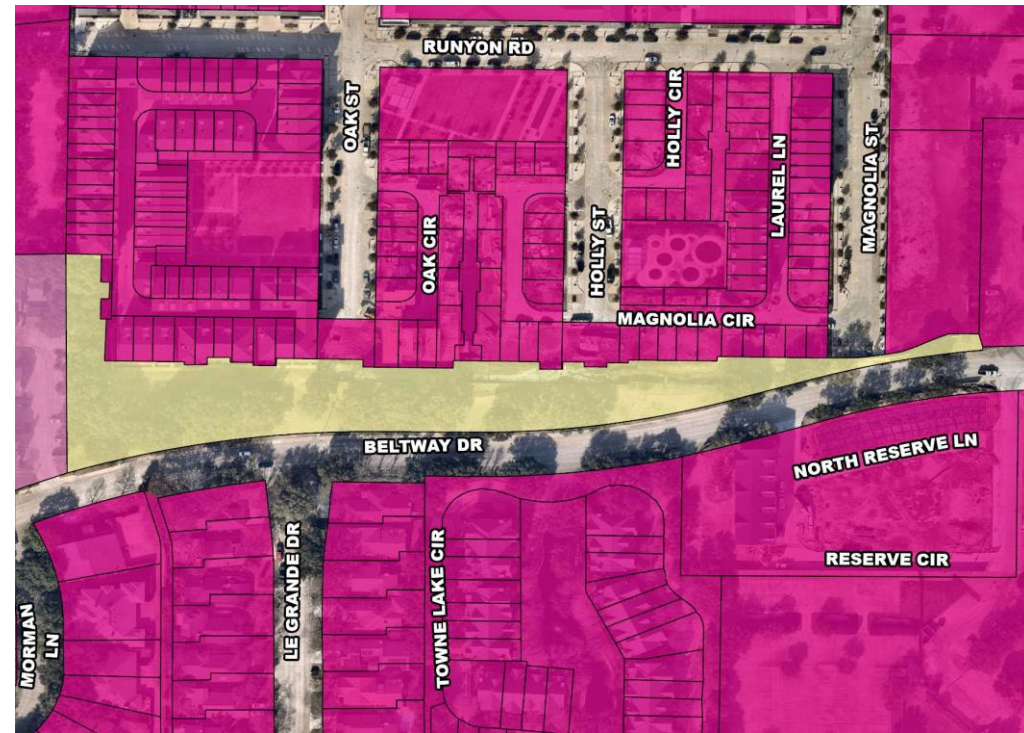
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-2 (R-2) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-2 (R-2)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

3900 Beltway Dr – Athletic Club & Les Lacs Linear Park

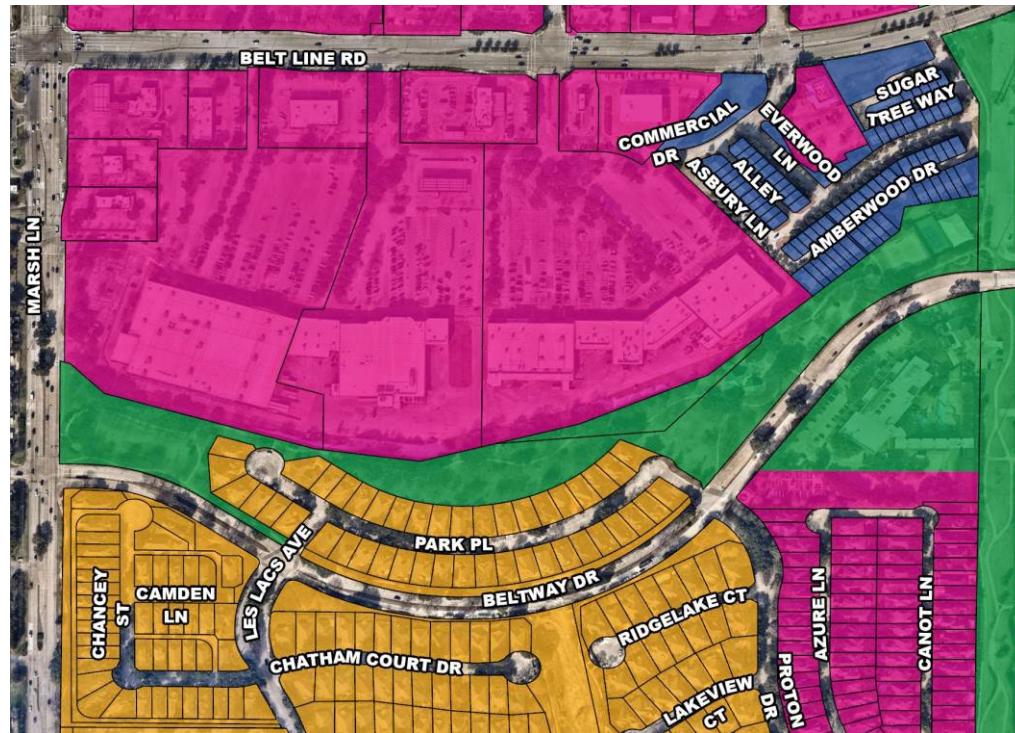
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-2 (R-2)**

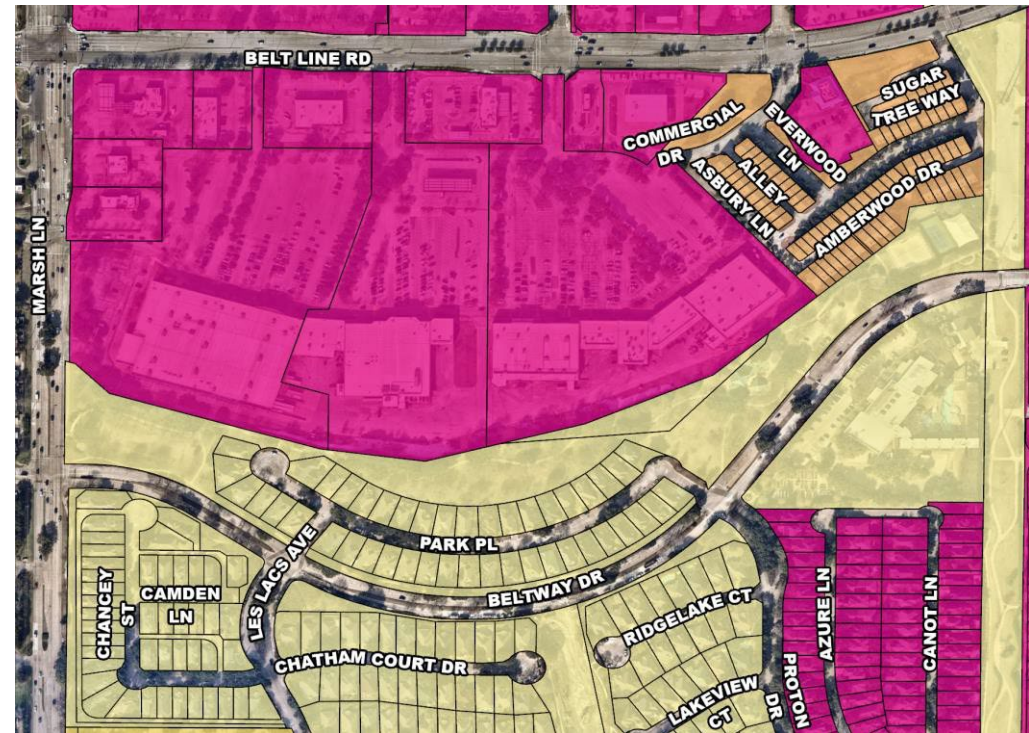
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-2 (R-2) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-2 (R-2)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

3800 Beltway Dr & 14461 Midway Rd – Dome Park & Redding Trail

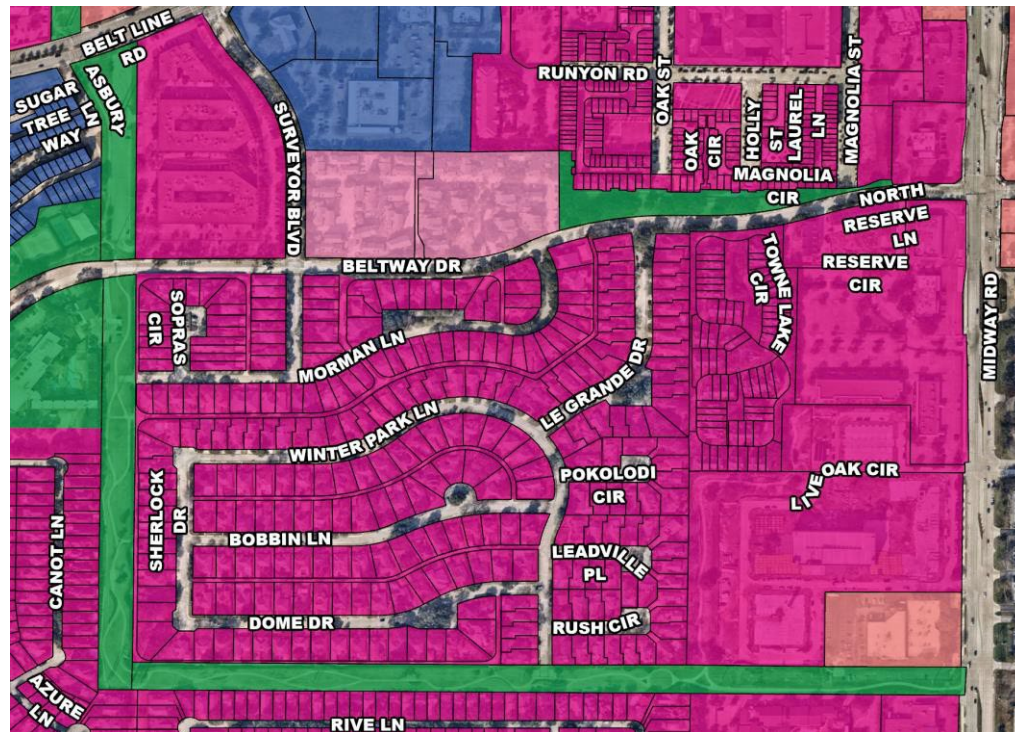
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-2 (R-2)**

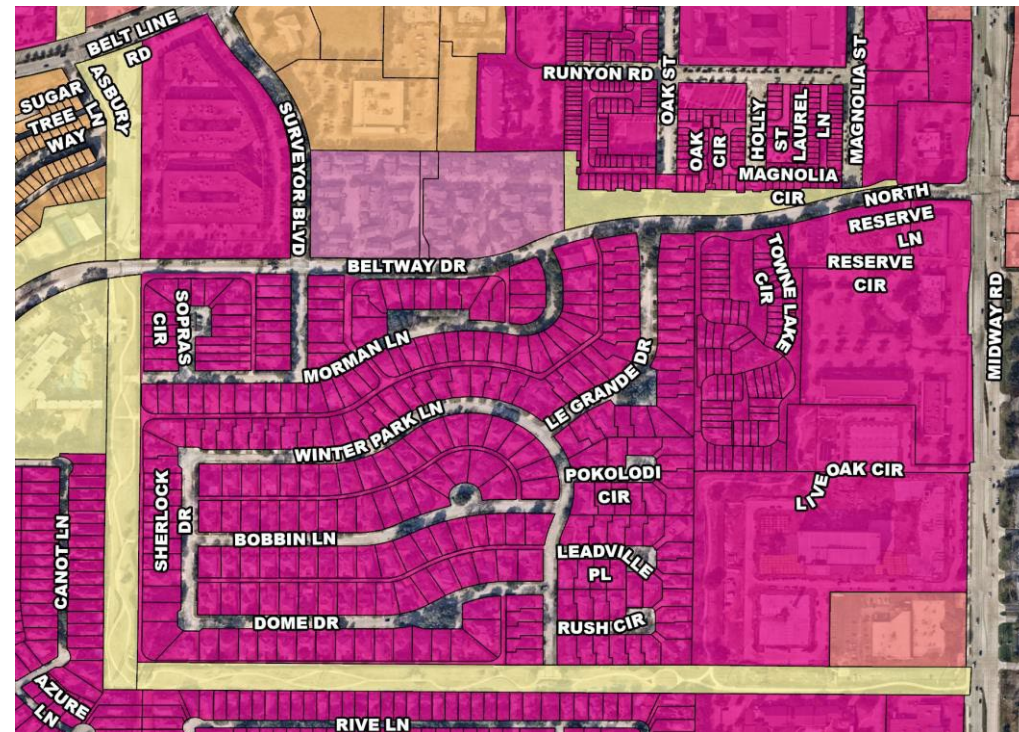
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-2 (R-2) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-2 (R-2)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

14650 Marsh Ln – Rawhide Park & Trail

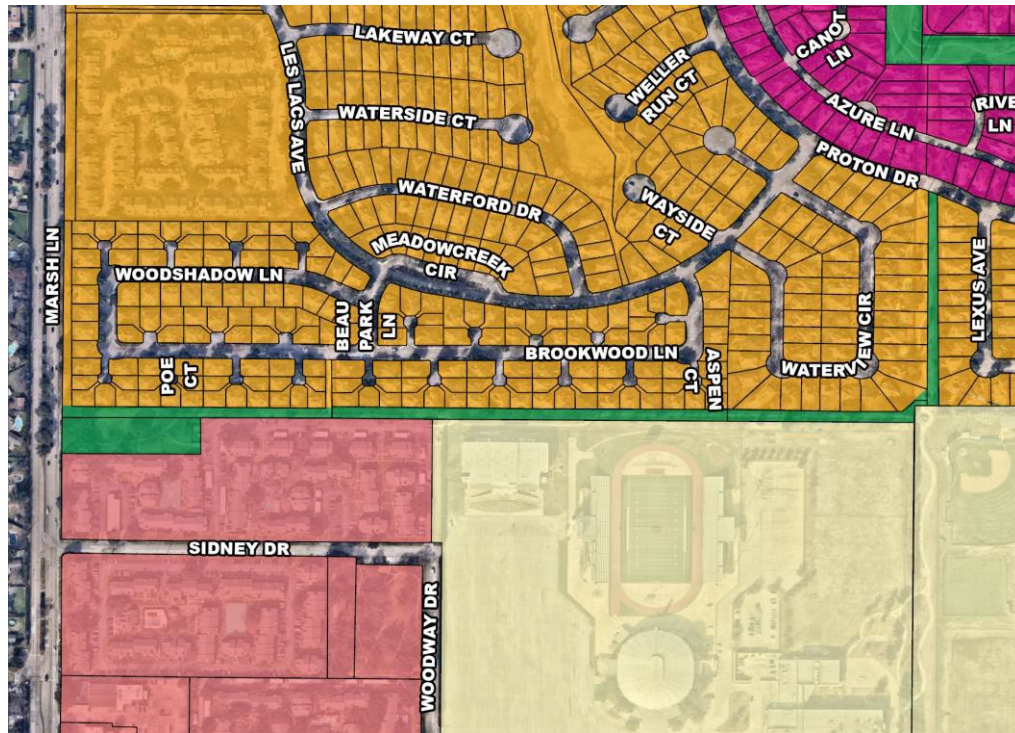
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-2 (R-2)**

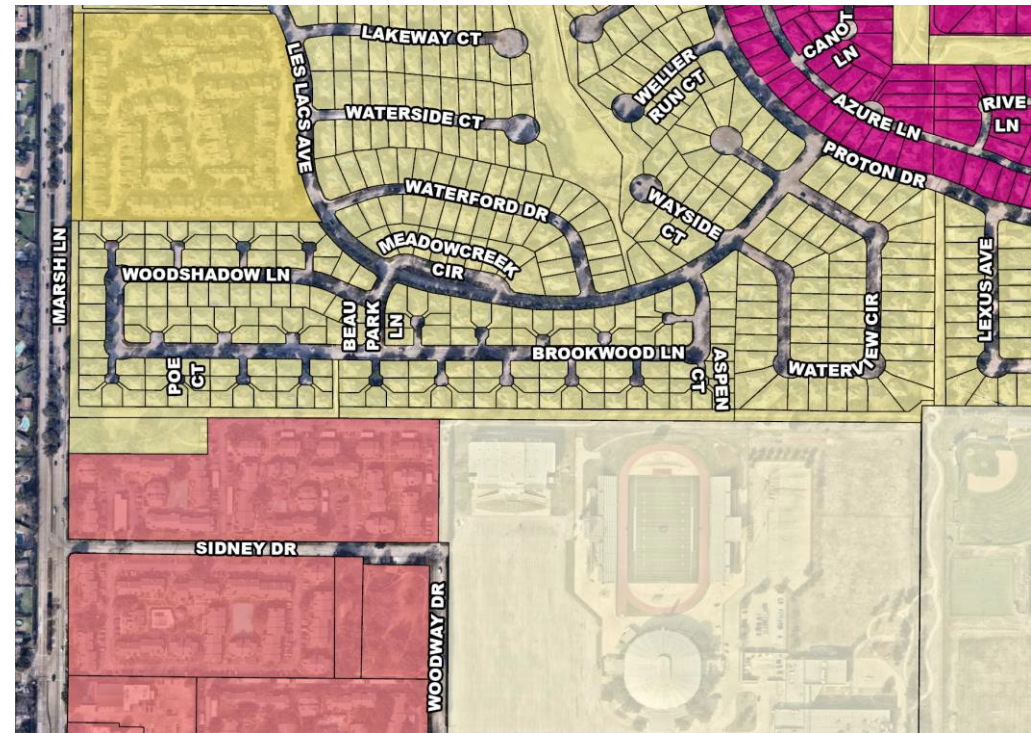
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-2 (R-2) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-2 (R-2)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

16179 Quorum Dr – Quorum Park

ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-2 (R-2)**

Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-2 (R-2) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-2 (R-2)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

15650 Addison Rd – Addison Circle Area

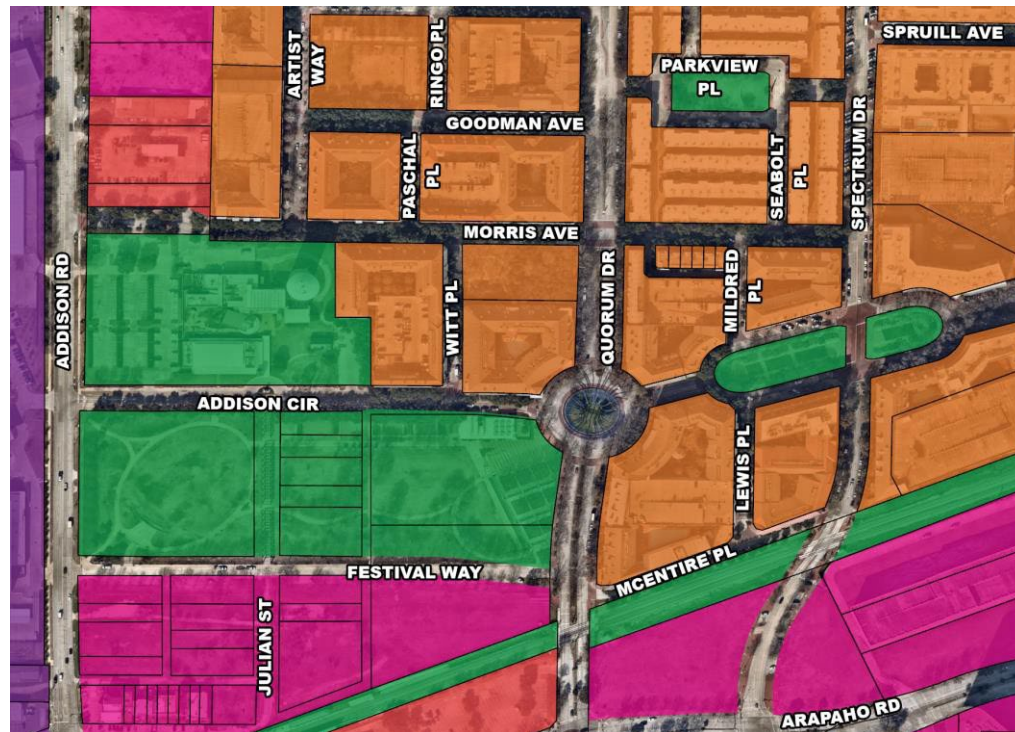
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Mixed-Use Center (M-4)**

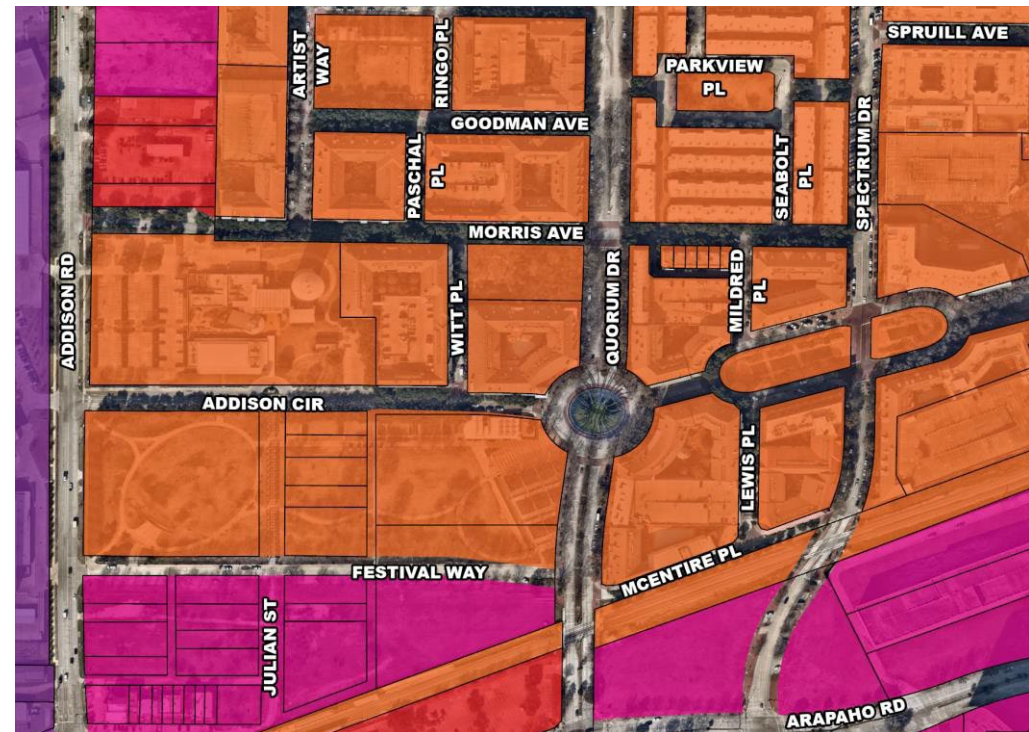
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Mixed-Use Center (M-4) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Mixed-Use Center (M-4)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

5300 Belt Line Rd – Town Hall

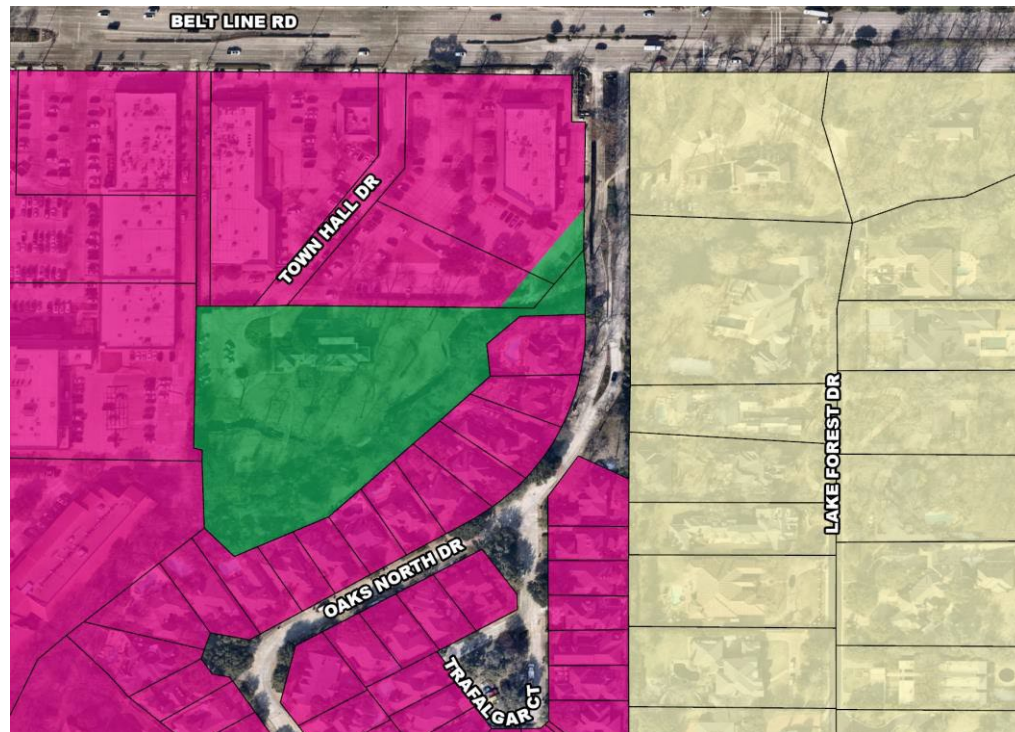
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-2 (R-2)**

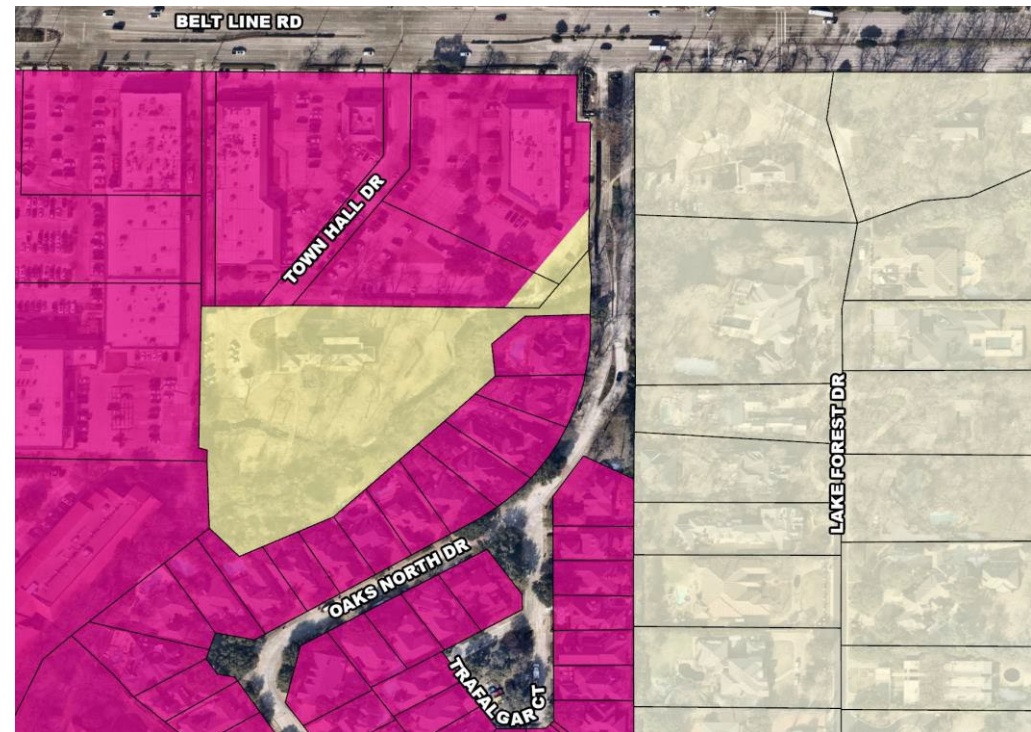
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-2 (R-2) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-2 (R-2)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

5300 Celestial Rd, 14630 Winnwood Rd, & 5510 Celestial Rd – Celestial Park, White Rock Creek Park/Trail, & Celestial Pump Station

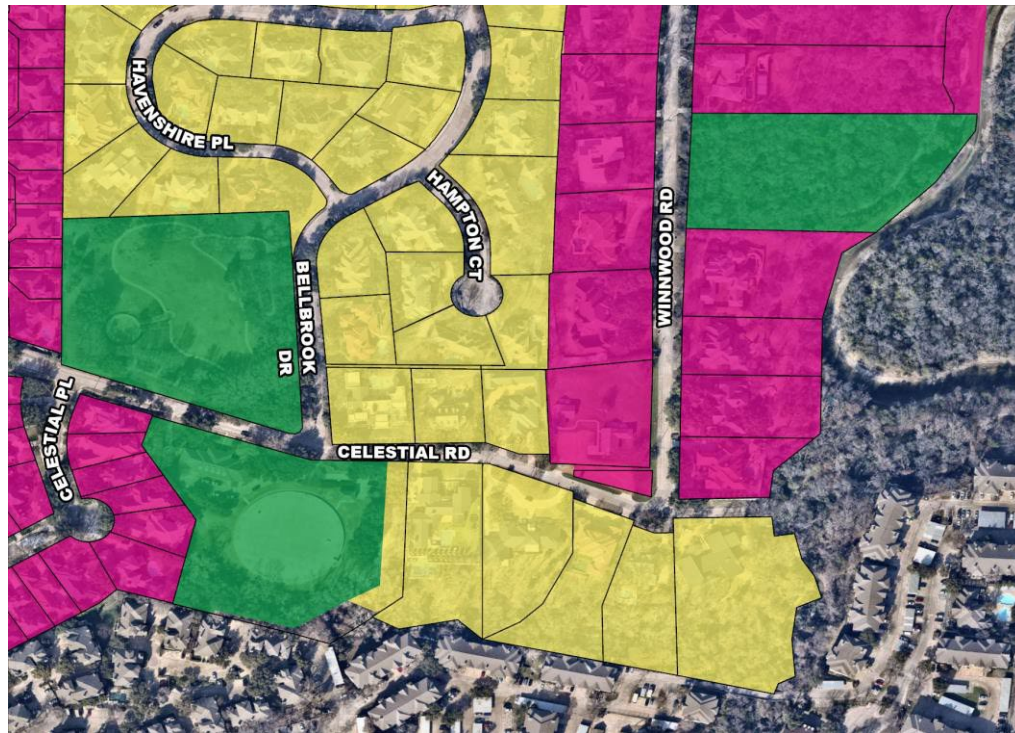
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-1 (R-1)**

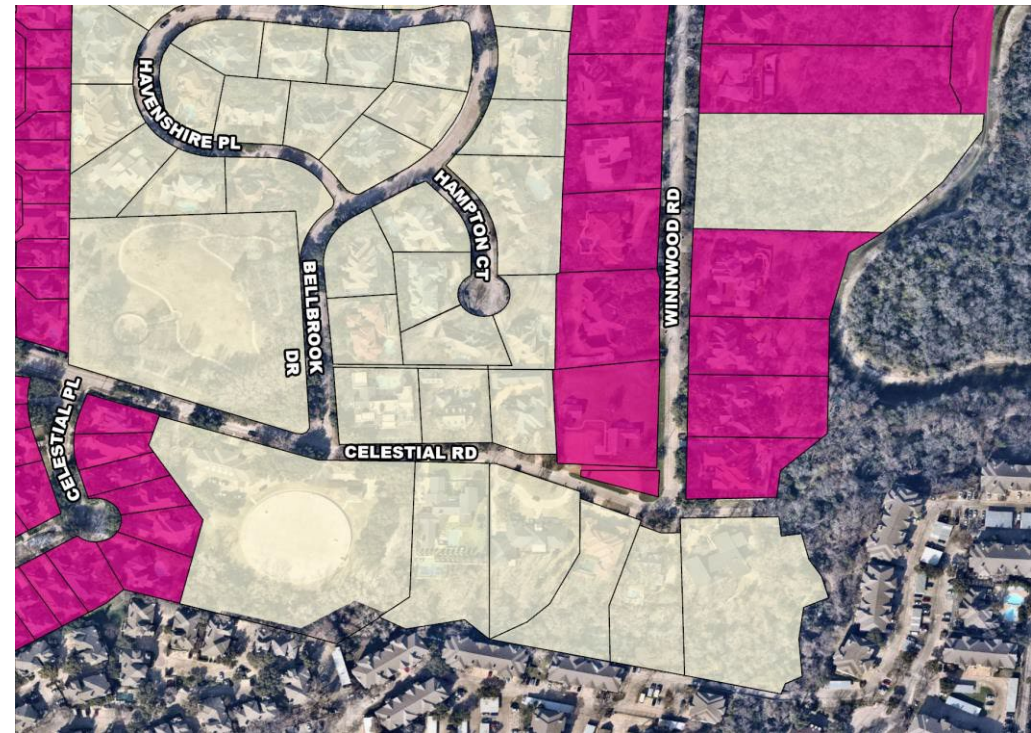
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-1 (R-1) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-1 (R-1)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

4000 Arapaho Rd & 15150 Surveyor Blvd – Surveyor Water Tower & Easement

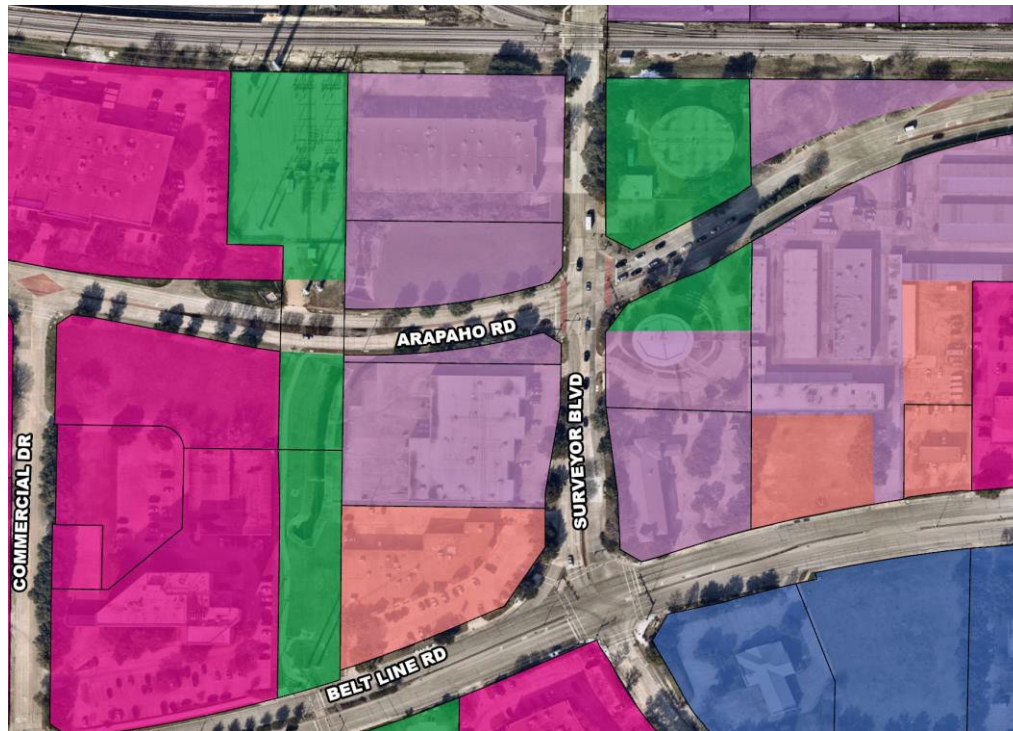
ADDISON

Existing: **Park**

Matrix Conversion: **No Conversion**

Proposed: **Residential-2 (R-2)**

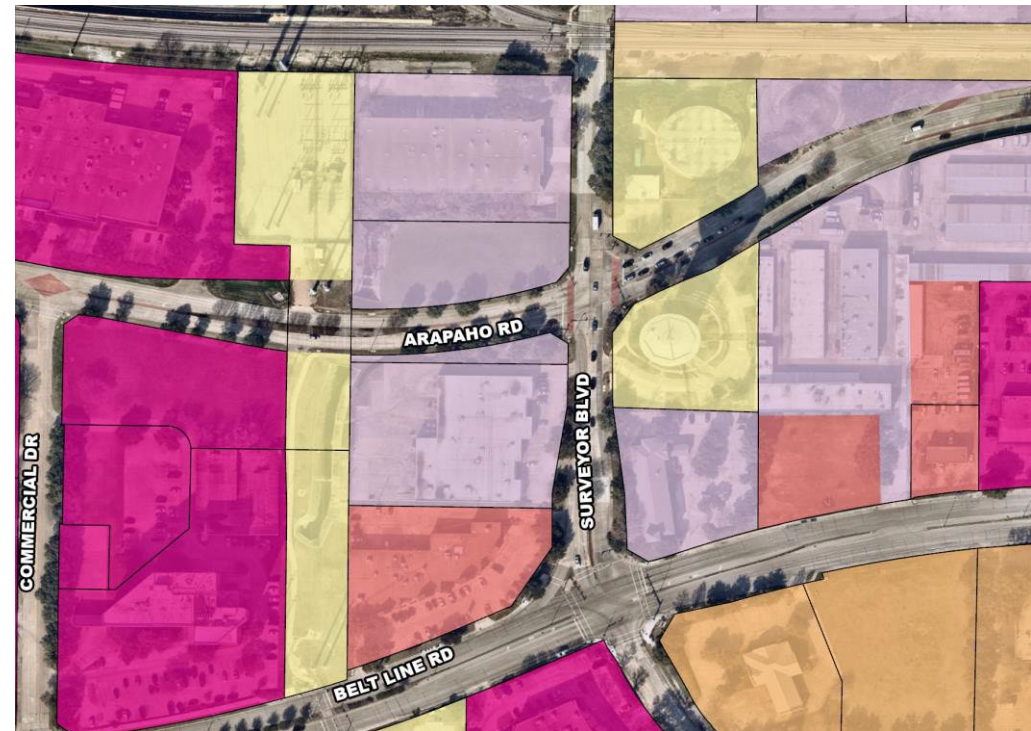
Existing: Park



R-1	R-16	A	MXR	UC	BL	LR	C-1
C-2	I-1	I-2	I-3	PD	PD-CC	PD-TH	PARKS

Residential-2 (R-2) is the least intensive district that allows the intended uses while minimizing impacts on surrounding residential neighborhoods.

Proposed: Residential-2 (R-2)



R-1	R-2	R-3	A	M-1	M-2	M-3	M-4
CL	CG	LI	AA	PD	PD-CC	PD-TH	

PUBLIC NOTICE:

Notice of public hearing was provided to all property owners within the Town of Addison and within the Dallas Morning Newspaper.

Staff has received questions; however, those individuals did not submit any statement to or formal responses in favor or in opposition to this request.

P&Z COMMISSION ACTION:

At the July 15, 2025 meeting, the Commission recommended approval of the zoning map with a 5-2 vote.

RECOMMENDATION:

Staff recommends **approval** of the proposed zoning map as presented.

Questions?