

# ADVANCE ADDISON 2050

---

CITY COUNCIL  
NOVEMBER 18, 2025

# AGENDA

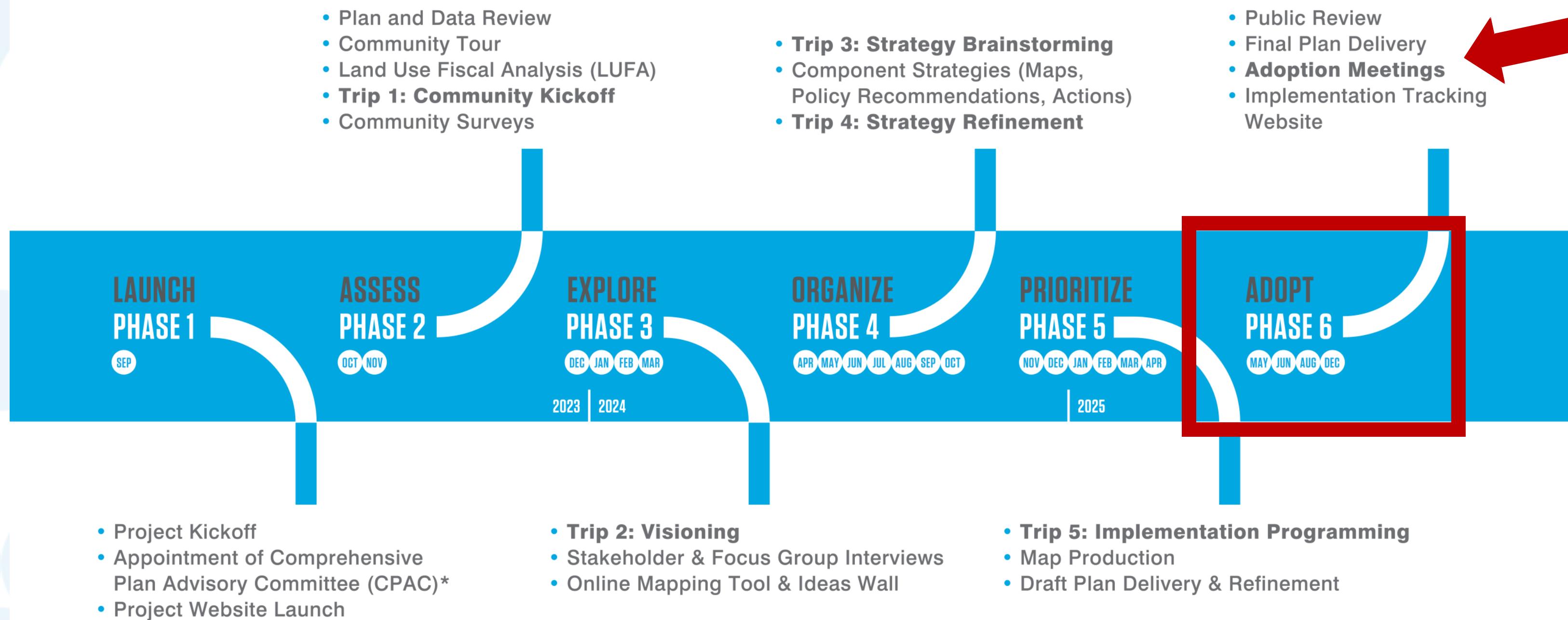
## **AA2050 City Council Review Draft**

---

1. Present and discuss Project Purpose & Process
2. Present and discuss Comprehensive Plan Draft
3. Present and discuss Next Steps



## PROJECT TIMELINE



\*Comp Plan Advisory Committee (CPAC): meetings held roughly once/month throughout the project

# BACKGROUND

## What is a Comprehensive Plan?

Purpose	Policy document that is used to guide decisions about future growth and development in the community.
Plan Location	Major Elements
Introduction (pg. 18-20)	Shared Vision and guiding principles to align the work of the Town around the issues that matter most to the community;
Land Use & Development Character Maps and Recommendations (pg. 88-125, 127), Housing Recommendations (pg.141), Mobility Recommendations (pg.162)	Place Types and Spectrum of Change Maps with accompanying strategies for land use and development character, housing and neighborhoods, mobility, and more
Implementation (pg. 175-214)	Implementation framework and action plan to achieve the vision
Integrated into Unified Development Code (UDC)	Foundation for zoning and development standards that inform daily development decisions

# REVIEW PROCESS

## Plan Introduction pages 20-39

### WHO HAS BEEN INVOLVED:

#### **Residents and Community Members:**

Meetings, online activities, and focus group discussions to capture input from residents, business owners, and other members of the Addison community.

#### **Developers and Business Leaders:**

Surveys, focus groups, and individual interviews to capture input from current and prospective developers and businesses.

#### **Comprehensive Plan Advisory Committee (CPAC):**

Met monthly to get updates, vet ideas, and provide input on proposed strategies and priorities.

#### **City Council:**

Appointed CPAC members, participated in joint workshops, reviewed progress deliverables, and voted to adopt the final plan.

#### **Planning & Zoning Commission (P&Z):**

Participated in joint workshops, reviewed progress, and recommended the final plan to City Council.

#### **Town Staff:**

Provided ongoing input and review to ensure the plan is accurate and actionable.

#### **Consultant:**

Conducted analysis; coordinated with staff, CPAC, P&Z, and Council; facilitated public meetings; designed a practical plan for daily decision-making.



Vision Story  
p. 19



Additional Information  
Engagement Supplemental Materials (Appendix A)

# COMMUNITY ENGAGEMENT

**Engagement activities throughout the process included:**

- 1 - Project Kick-Off with City Council
- 2 - Planning & Zoning Commission Meetings
- 3 - Joint P&Z / City Council Meetings
- 2 - Joint CPAC / P&Z / City Council Meetings
- 12 - Advisory Committee Meetings (CPAC)
- 3 - Community Meetings
- 4 - Community Surveys
- 7 - Focus Groups (Resident/Business Community)
- 2 - Staff Workshops
- 8 - Pop-Ups & On the Street Outreach
- 5 - Meetings-In-A-Box (Resident-led)

**3,156**  
People Engaged in  
the Field

**15,187**  
Direct Mailer/  
Postcards Sent

# CPAC RECOMMENDATION

Voted unanimously in support of the May 2025 draft Plan at their final meeting 4/30/25, releasing the Plan for public review and comment.

## PUBLIC REVIEW

- Draft made publicly available on Konveio for all of May 2025 (comments closed 6/2)
- 100 H stake signs directing public to the Konveio review draft were distributed across Addison hot spots
- Mailed postcard to every residential address in Town (including apartment tenants)
- Town & Project website, Town & Project newsletter, Town social media, and Project Contact List email campaigns directed readers to Konveio review
- What's the Scoop Plan review event held 5/28/25 @ Stone Cottage to ask staff questions
  - Physical copies of Plan, Market Report
  - Physical comment cards
  - Presentation boards with key aspects of Plan



# DOCUMENT CHANGES

May – September 2025

With feedback received from the **Public**, and **Staff**, we:

- Formatted / restructured
  - Removed Educational Concepts from Plan
- Revised text / clarified language
- Corrected clerical errors
- Updated imagery and graphics
  - Removed outdated photos and removed less relevant graphics

## CONTENTS

<b>Executive Summary</b>	<b>2</b>	<b>Related Plans &amp; Initiatives</b>
<b>Introduction</b>	<b>7</b>	
Introduction to The Plan	8	
Addison's Identity	17	
Engagement	21	
Introduction to Addison	40	
<b>Educational Concepts</b>	<b>79</b>	
<b>Planning Components</b>	<b>97</b>	
<b>Land Use &amp; Development Character</b>	<b>99</b>	
Addison's Land Use & Development Character	100	
Snapshot	101	
Strategic Frameworks & Concepts	104	
Issues to Address	146	
Recommendations	147	
<b>Housing &amp; Neighborhoods</b>	<b>149</b>	
Addison's Housing & Neighborhoods	150	
Snapshot	151	
Strategic Frameworks & Concepts	157	
Issues to Address	161	
Recommendations	162	
<b>Mobility &amp; Connectivity</b>	<b>163</b>	
Mobility & Connectivity In Addison	164	
Snapshot	165	
Strategic Frameworks & Concepts	170	
<b>Implementation</b>	<b>195</b>	
Addison's Implementation Plan	196	
Implementation Approach	197	
Elements of the Implementation Plan	198	
Recommendations	202	
General Recommendations	204	
Land Use & Development Character Recommendations	210	
Housing & Neighborhoods Recommendations	217	
Mobility & Connectivity Recommendations	223	
Related Plans & Initiatives Recommendations	231	
<b>Glossary</b>	<b>235</b>	

Remove "Educational Concepts" from document and into a supplementary document for reference.

→ [Comments](#) [View all](#) [Hide](#) 

Commenting is closed for this document.

Sarah Wiseman May 14 2025 at 10:43AM [Suggestion](#) 

Due to the historical decision to place the DNT below ground, would it be possible to create a Klyde Warren-type park over it—essentially a park built on a tunnel—to connect the east and west sides of Addison? That would be so cool. I fully acknowledge that this is an uninformed take, and I don't have knowledge of the relevant regulations or bureaucracy, but it's just what came to mind as I was reading this.

# DOCUMENT CHANGES

**September – October 2025**

**With feedback received from the [Commission](#), we:**

- Expanded upon the Land Use and Fiscal Analysis
- Revised text / clarified language pertaining to the 2017 Housing Policy

# LAND USE & FISCAL ANALYSIS

## Total Revenue Per Acre Methodology (NEW)

Ad Valorem Tax + All Other Revenue Streams / Acre = Total Revenue per Acre

This additional information adds context to LUFA analysis and evaluated revenue per acre for all revenue streams including:

1. AD VALOREM (Property Tax)
2. BUSINESS PERSONAL PROPERTY (BPP)
3. SALES TAX
4. ALCOHOL TAX
5. HOTEL TAX (HOT TAX)
6. RENTAL INCOME – *Airport Specific*
7. SERVICE FEES – *Airport Specific*
8. OTHER – *Airport Specific*

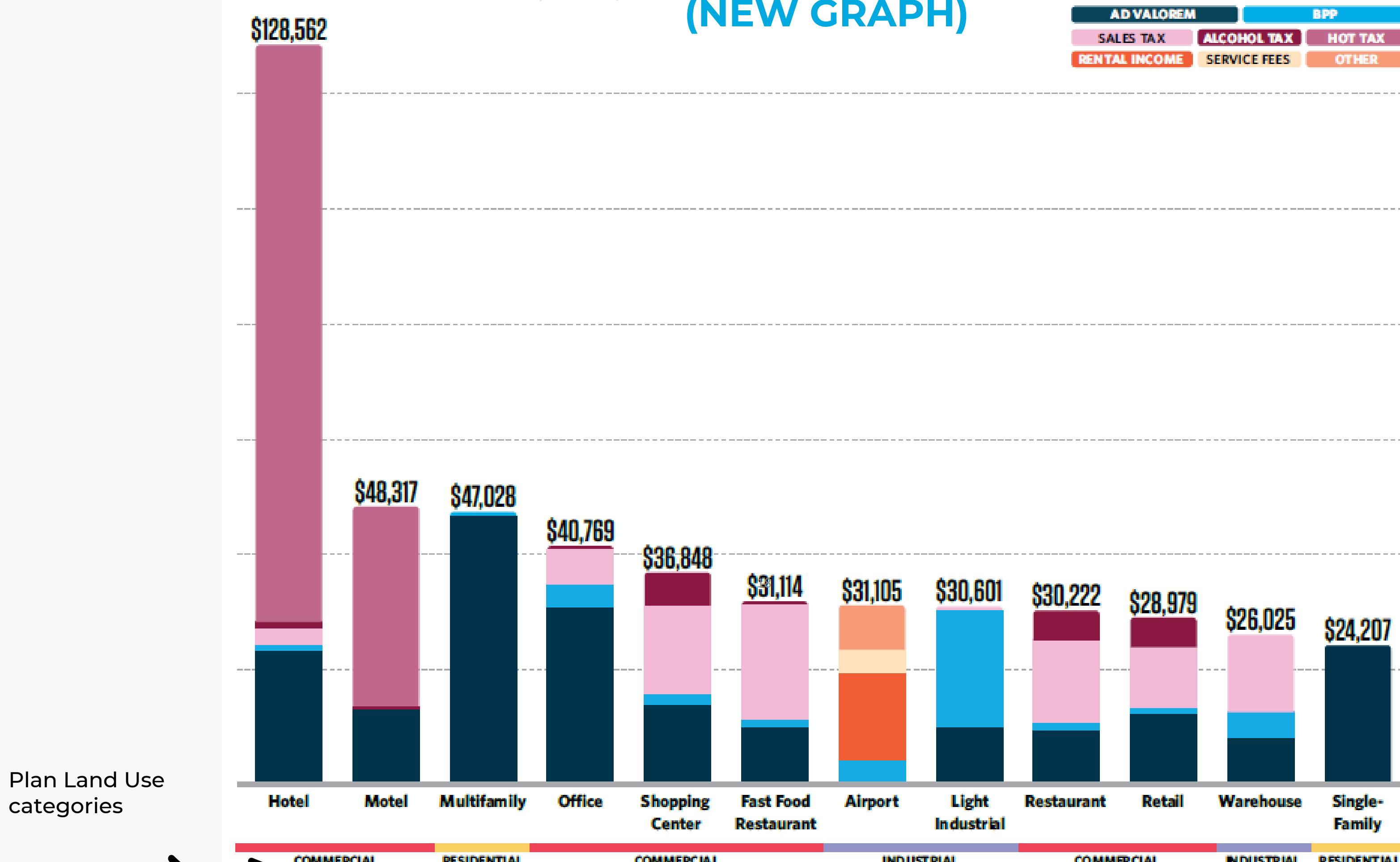
Other revenue streams, like BPP, present less predictable revenue forecasting for long-range land use planning purposes, and were thus left out of the Advance Addison 2050 Comprehensive Plan. Implementation matrix section G2 (pg. 186) provides a framework for conducting short and mid-range data analysis that will respond to more immediate Town decision-making processes regarding budget, land-use, and other Town ordinances and policies.

Source: Dallas County Appraisal District, Certified Tax Roll Data, 2025; Texas Comptroller's Office, Quarter 3, 2024 and Quarter 2, 2025; Town of Addison 2024 Budget

## (NEW GRAPH)

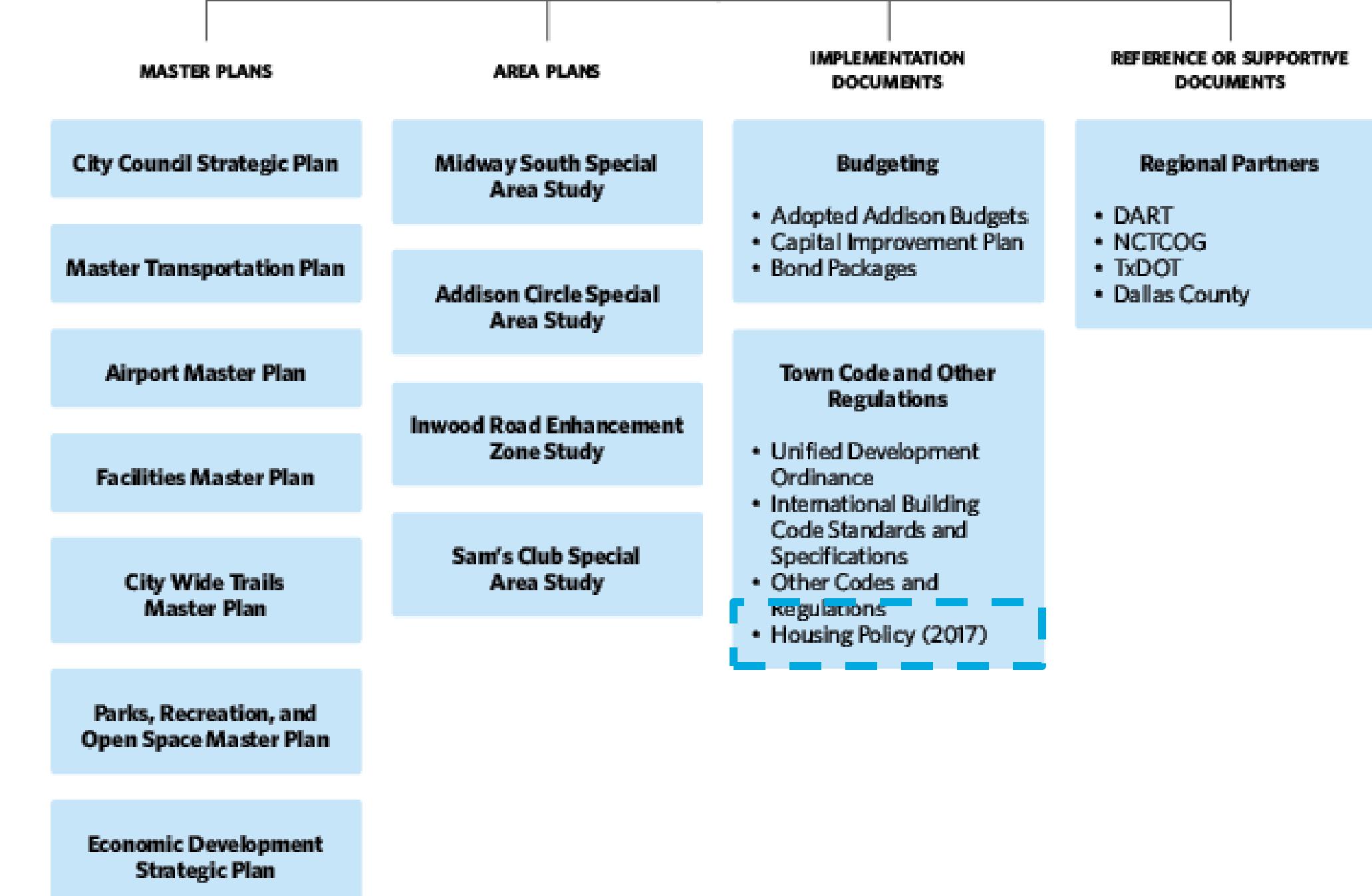
AD VALOREM	BPP
SALES TAX	ALCOHOL TAX
RENTAL INCOME	SERVICE FEES

HOT TAX	OTHER
---------	-------



# HOUSING POLICY

## ADDISON CITY COUNCIL ADVANCE ADDISON 2050 COMPREHENSIVE PLAN



# HOUSING POLICY

**HN2** Make it more safe, comfortable and convenient for Addisonites to get around their neighborhoods and to nearby services.

Action ID	Action	Action Type	Timing	Decision-Making Principles	Council Focus Areas	Champion	Support
HN2.A	Conduct a neighborhood safety and mobility assessment to gather residents and stakeholders' feedback regarding their transportation needs and preferences.		27 Short-Term (0-5 yr)	People First; Aesthetic & Market; Leadership; High Quality of Life; Economic Prosperity	Public Safety; Eco. Dev & Revital.; Mobil. & Comm.; Intra Dev & Maint.; Fin. Health & Org. Ex.; Comm. Engagement; Vibrant Active Comm.	Public Works and Engineering	CC, MKT, PLN, P&R, VOL
HN2.B	Coordinate and collaborate with residents and stakeholders to create and conduct tactical projects that would address safety, comfort, and convenience issues.		Short-Term (0-5 yr)	People First; Aesthetic & Market; Leadership; High Quality of Life; Economic Prosperity	Public Safety; Eco. Dev & Revital.; Mobil. & Comm.; Intra Dev & Maint.; Fin. Health & Org. Ex.; Comm. Engagement; Vibrant Active Comm.	Public Works and Engineering	CC, MKT, PLN, P&R, VOL
HN2.C	Adopt budget items to implement identified strategies permanently.		Mid-Term (6-15 yr)	People First; Aesthetic & Market; Leadership; High Quality of Life; Economic Prosperity	Public Safety; Eco. Dev & Revital.; Mobil. & Comm.; Intra Dev & Maint.; Fin. Health & Org. Ex.; Comm. Engagement; Vibrant Active Comm.	Public Works and Engineering	CC, FIN, PLN, P&R

**HN3** Provide for household types that support the ability for residents to age in place within Addison.

Action ID	Action	Action Type	Timing	Decision-Making Principles	Council Focus Areas	Champion	Support
HN3.A	Provide community education and engagement initiatives to raise awareness about the benefits of housing diversity within existing neighborhoods and address any concerns or misconceptions among residents.		Mid-Term (6-15 yr)	People First; Aesthetic & Market; Leadership; High Quality of Life; Economic Prosperity	Public Safety; Eco. Dev & Revital.; Mobil. & Comm.; Intra Dev & Maint.; Fin. Health & Org. Ex.; Comm. Engagement; Vibrant Active Comm.	Planning Division	CC, MKT
HN3.B	Offer technical assistance and streamlined permitting processes for those seeking infill housing projects within existing neighborhoods.		Mid-Term (6-15 yr)	People First; Aesthetic & Market; Leadership; High Quality of Life; Economic Prosperity	Public Safety; Eco. Dev & Revital.; Mobil. & Comm.; Intra Dev & Maint.; Fin. Health & Org. Ex.; Comm. Engagement; Vibrant Active Comm.	Planning Division	CC
HN3.C	Conduct a housing study to determine what sites and areas would benefit from construction of additional housing and strategies that could achieve a broad mix of housing types with emphasis on housing types described in the 2017 Housing Policy.		27 Short-Term (0-5 yr)	People First; Aesthetic & Market; Leadership; High Quality of Life; Economic Prosperity	Public Safety; Eco. Dev & Revital.; Mobil. & Comm.; Intra Dev & Maint.; Fin. Health & Org. Ex.; Comm. Engagement; Vibrant Active Comm.	Planning Division	CMO, ED

## ACTION TYPE LEGEND



# HOUSING POLICY

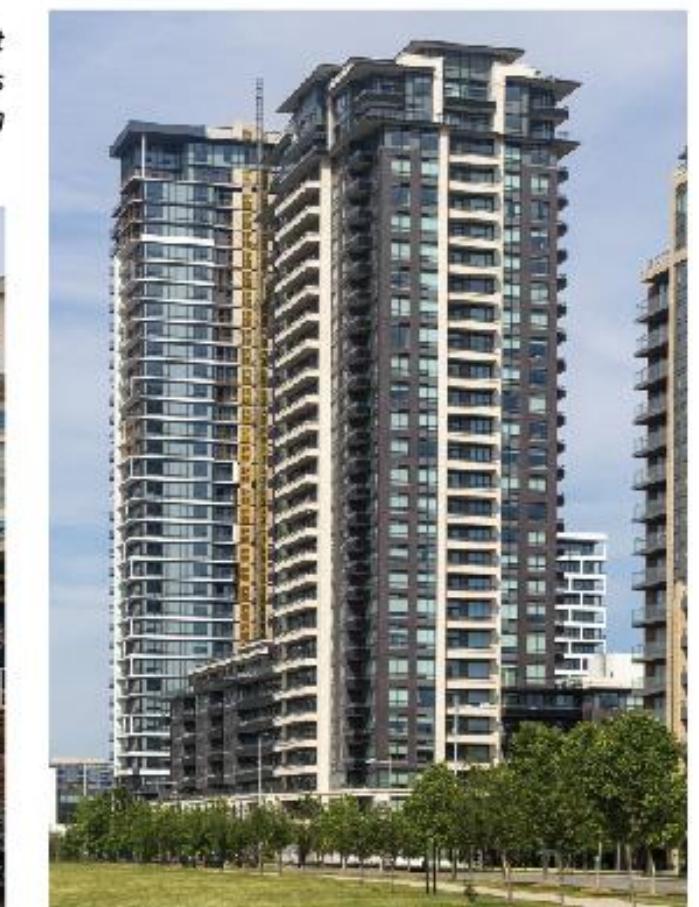
## STRATEGIC FRAMEWORKS & CONCEPTS

### EMBRACING HIGHER INTENSITY OWNERSHIP OPTIONS

There continues to be a desire for more ownership options in Addison, both from current owners desiring a different option and renters who would like to own but cannot afford current options. There is an understanding, though, that more detached single-family homes are not realistic due to lack of vacant land and land values that necessitate higher density development. Multiple developers interviewed during the planning process indicated that under existing conditions, to make ownership housing pencil out in Addison is to make it part of a larger mixed-use context with rental housing and commercial uses integrated together.

Continuing to prioritize options like duplexes and townhomes of different scales and price points, particularly in the Urban Village place type, can help close this gap. Construction of new condo

towers in the High Intensity Urban Center place type along the Tollway and conversion of existing underperforming hotels and office buildings to condo style residential are also options the staff intend to explore in further detail. In general, building more housing of all types in Addison will help mitigate increases in the cost of ownership and rental housing in Addison.



# P&Z REVIEW

- Held work session on 9/16/2025 to discuss May 2025 draft Plan public comments that did not receive clear direction:
  - Land Use and Fiscal Analysis requested to be updated
- Held Regular meeting on 10/21/2025 to make recommendation on Plan draft

# P&Z RECOMMENDATION

Voted unanimously in support of the October 2025 draft Plan at their regular meeting 10/21/25, releasing the Plan for City Council's final review and comment, with the condition that three additional references be made to better include the Town's 2017 Housing Policy\*.

*\*The three references have been incorporated into the City Council review draft that was provided.*

# DISCUSSION

---

**With feedback received from the [Council](#), we are seeking direction on potential edits:**

1. Can the existing zoning map and/or existing land use map be included in the document?
2. Can the existing land uses, including the airport, be broken down by category and highlighted in the plan?



# 1. Can the existing zoning map and/or existing land use map be included in the document?

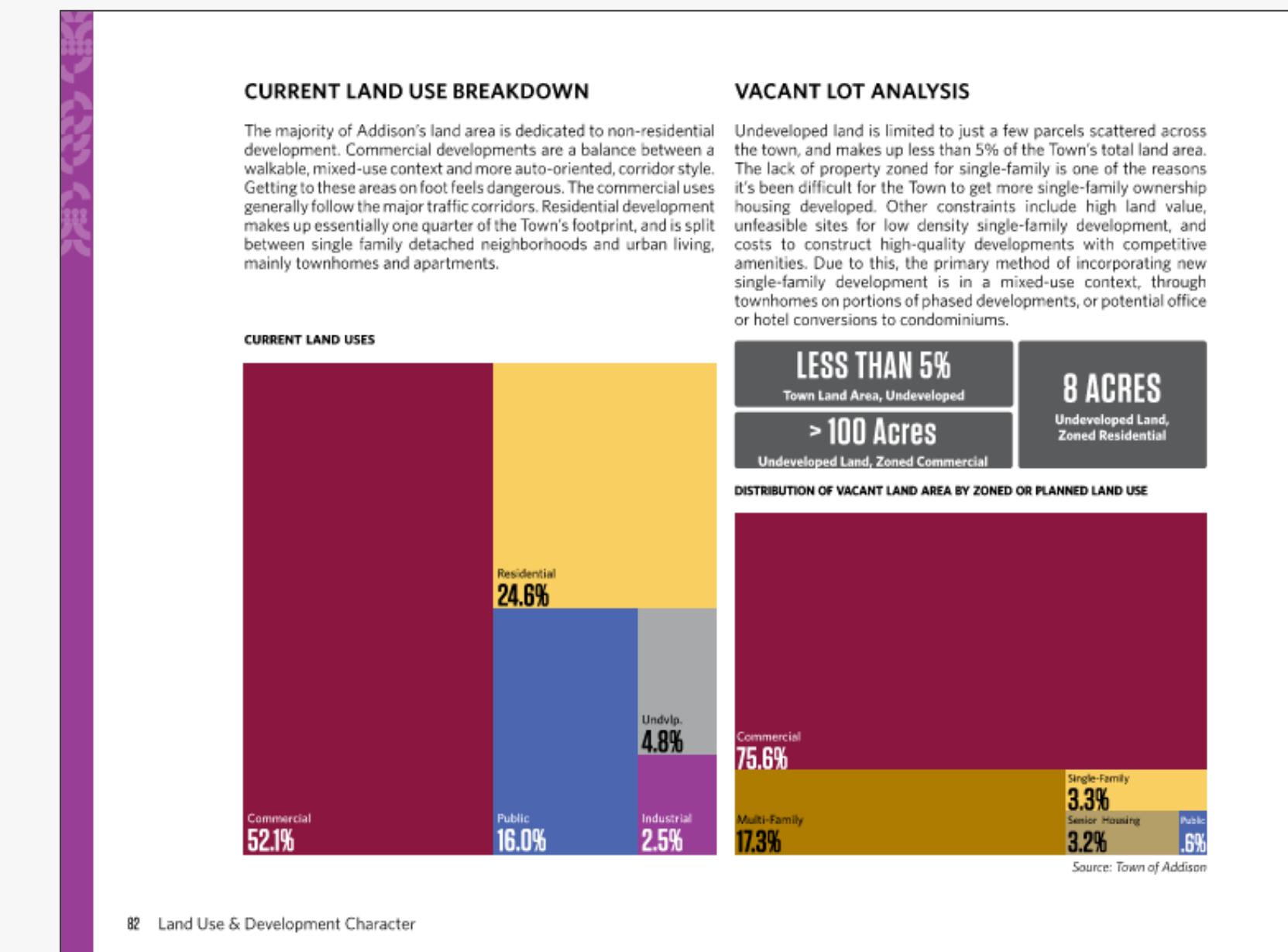
---

**Staff Response:** It is not typical to include the existing zoning map in a comprehensive plan. The zoning map reflects the regulatory framework for development, while a comprehensive plan is a visionary document intended to guide long-range decision-making. Because zoning and existing land use patterns can change frequently—especially over a 25-year planning horizon—embedding static maps within the plan could cause portions of it to become outdated quickly.

Both the current zoning map and the existing land use map are already available and regularly updated through the Town's online Planning & Development Map, ensuring the most accurate and up-to-date information is accessible at all times.

## 2. Can the existing land uses, including the airport, be broken down by percentage of land occupied in the plan?

**Staff Response:** Page 82 of the document includes a *Current Land Use Breakdown* for Addison, which summarizes the percentage of land area allocated to the major identified land use categories. However, this analysis does not break out the airport as a standalone land use category, nor does it provide a separate percentage for it. Additionally, all residential uses—single-family, duplex, and multi-family—are consolidated into a single category rather than being shown individually.





# **REVIEW & NEXT STEPS**

**November 2025 – January 2026**

---

Tonight	City Council hosts a Work Session to discuss Plan commentary provided via Konveio
12/9/2025	City Council hosts a Regular Meeting and public hearing to adopt the Comprehensive Plan

---

*Note: Timeline may be adjusted based upon feedback received.*

# THANK YOU

---

QUESTIONS?