

ADVANCE ADDISON 2050

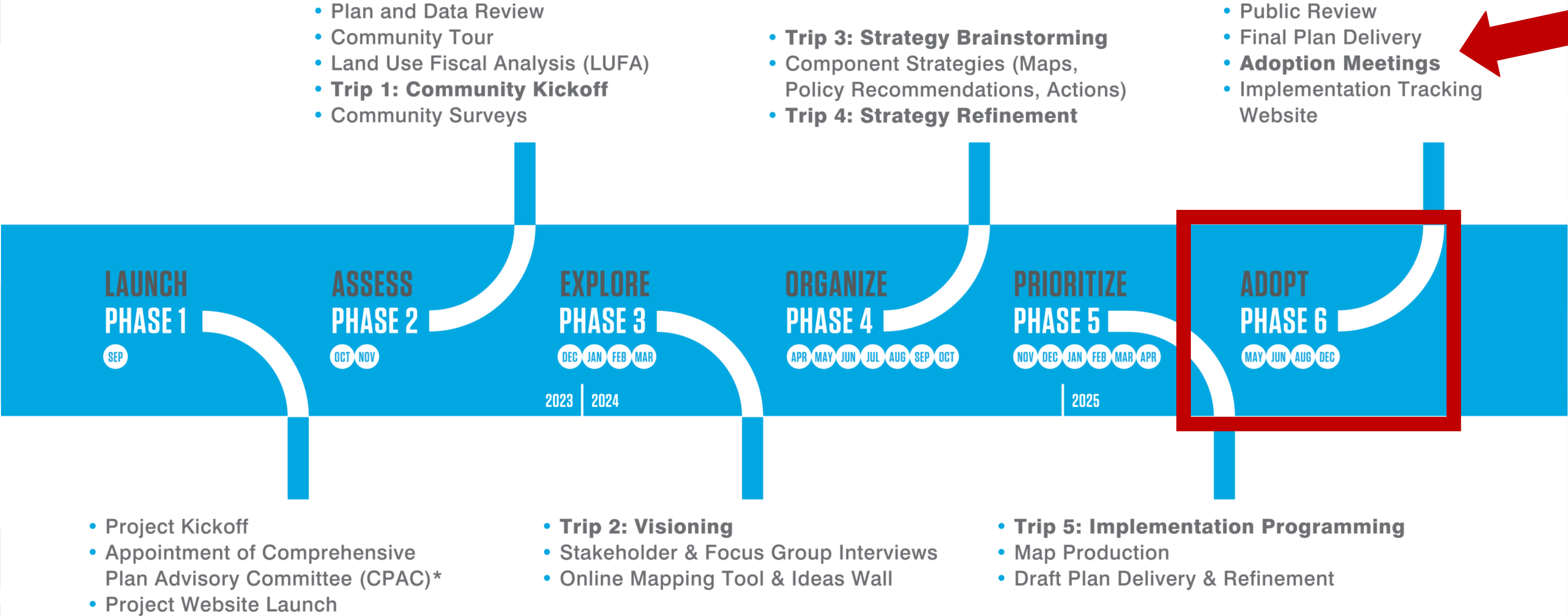
CITY COUNCIL
NOVEMBER 18, 2025

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	
Executive Summary	2
Introduction	7
Introduction to The Plan	8
Addison's Identity	17
Engagement	21
Introduction to Addison	40
Educational Concepts	79
Planning Components	97
Land Use & Development Character	99
Addison's Land Use & Development Character	100
Snapshot	101
Strategic Frameworks & Concepts	104
Issues to Address	146
Recommendations	147
Housing & Neighborhoods	149
Addison's Housing & Neighborhoods	150
Snapshot	151
Strategic Frameworks & Concepts	157
Issues to Address	161
Recommendations	162
Mobility & Connectivity	163
Mobility & Connectivity In Addison	164
Snapshot	165
Strategic Frameworks & Concepts	170
Related Plans & Initiatives	183
Addison's Related Plans & Initiatives	184
2021 Trails Master Plan	186
2019 Parks, Recreation, and Open Space Masterplan	187
2019 Economic Development Strategic Plan	188
2016 Master Transportation Plan	189
2022 Midway South Special Area Study	190
2018 Addison Circle Special Area Study	191
2017 Inwood Enhancement Zone	192
Recommendations	193
Implementation	195
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
Glossary	235

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*

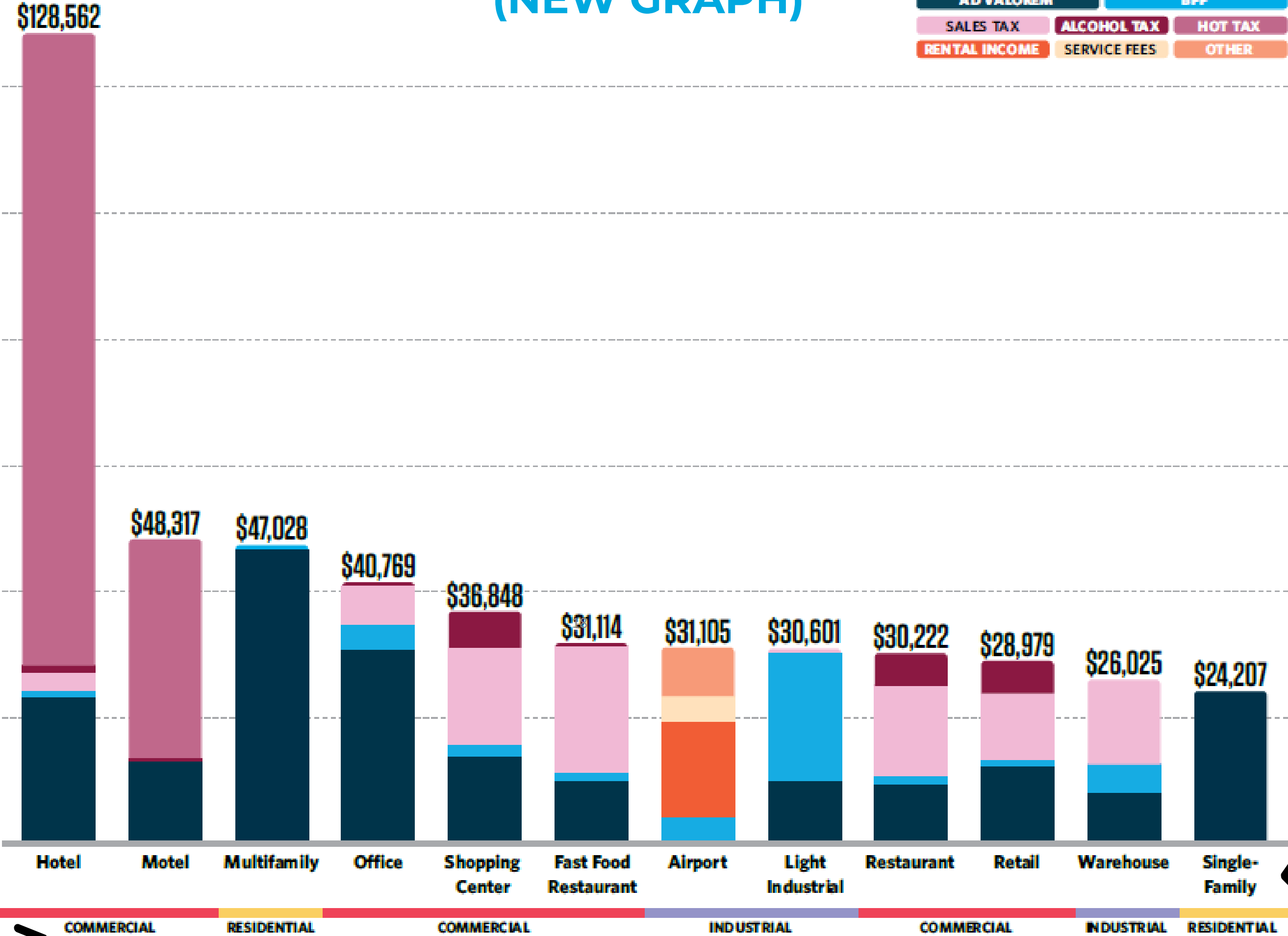
Other revenue streams, like BPP, present less predictable revenue forecasting for long-range land use planning purposes, and were thus left out of the Advance Addison 2050 Comprehensive Plan. Implementation matrix section G2 (pg. 186) provides a framework for conducting short and mid-range data analysis 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)



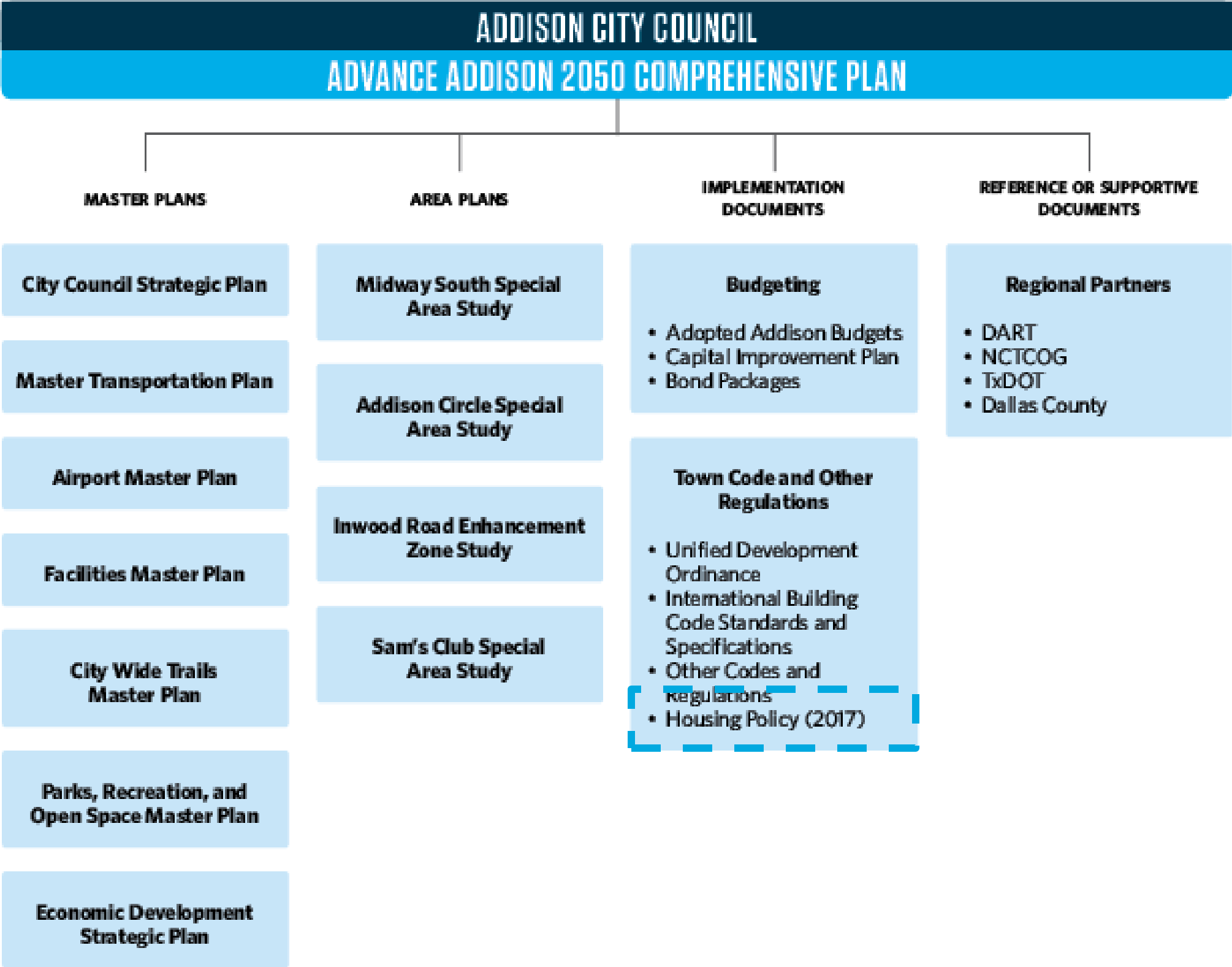
Plan Land Use categories



Condensed Comptroller Categories


















View the Unified Development Code (UDC) section 4.2.7 Table of Allowed Uses for a full list of land use classifications.
Source: Dallas County Appraisal District, Certified Tax Roll Data, 2025; Texas Comptroller's Office, Quarter 3, 2024 and Quarter 2, 2025.

HOUSING POLICY






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				
			Completion Year	Short-Term (0-5 yr)	Mid-Term (6-15 yr)	Long-Term (16+ yr)	Recurring	People First	Aesthetics/Major Leadership	High Quality of Life	Economic Prosperity	Public Safety	Eco. Dev. & Revital.	Mob. & Conn.			Infra. Dev. & Maint.	Fin. Health & Org. Ex.	Comm. Engagement	Vibrant Active Comm.
HN2.A	Conduct a neighborhood safety and mobility assessment to gather residents and stakeholders' feedback regarding their transportation needs and preferences.		27																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.																		Public Works and Engineering	CC, MKT, PLN, P&R, VOL
HN2.C	Adopt budget items to implement identified strategies permanently.																		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					
			Completion Year	Short-Term (0-5 yr)	Mid-Term (6-15 yr)	Long-Term (16+ yr)	Recording	People First	Aesthetics/Major	Leadership	High Quality of Life	Economic Prosperity	Public Safety	Eco. Dev. & Revital.			Mob. & Conn.	Infra Dev. & Maint.	Fin. Health & Org. Ex.	Comm. Engagement	Vibrant Active Comm.
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.																			Planning Division	CC, MKT
HN3.B	Offer technical assistance and streamlined permitting processes for those seeking infill housing projects within existing neighborhoods.																			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																	Planning Division	CMO, ED

ACTION TYPE LEGEND

 GUIDELINES	 TACTICAL/COMMUNITY	 PARTNERSHIPS	 EDUCATION & COMMUNICATION	 REGULATIONS	 CAPITAL INVESTMENTS	 FINANCIAL & PROCESS INCENTIVES	 ECONOMIC DEVELOPMENT
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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.



Additional Information
2017 Housing Policy

Photos: In Addison, mixed-use development (left), condo towers (right) and townhomes (middle) are the most viable forms of ownership housing due to high land costs and limited undeveloped land. Major undeveloped areas will likely support only condo or mixed-use towers, while infill development offers the best opportunities for building townhomes. These types of housing provide ownership options that align with Addison's evolving urban landscape.



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?

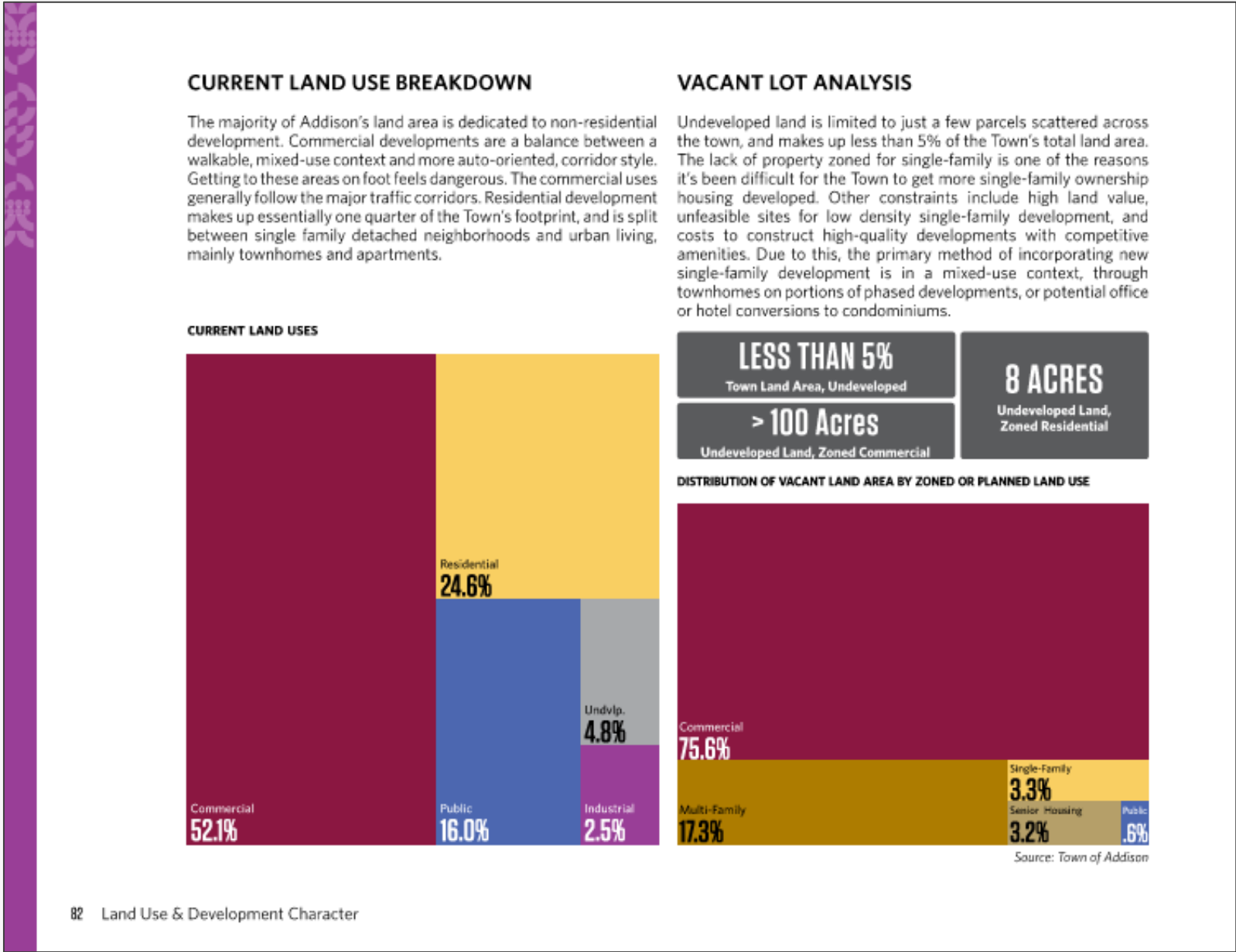
1. Can the existing zoning map and/or existing land use map be included in the document?

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?