



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

TUESDAY, APRIL 15, 2025

**ADDISON TOWN HALL
5300 BELT LINE ROAD, DALLAS, TX 75254**

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison Town Hall, 5300 Belt Line Road, Dallas, Texas 75254 on Tuesday, April 15, 2025 at 6 pm. For more information on the meeting location and ways to view and/or present comments, please contact Korrie Becht prior to 3:00 pm on the day of the meeting at 972-450-2848 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.addisontx.gov.

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 18, 2025 Planning and Zoning Commission Meeting.

2. Consider Action on a Final Plat for the COG/Beltway Addition, Block A Lots 1X, 2X, 3-8, 9X, 10X, 11-9, 20X, 21-26 and 37X, for a townhouse development on 1.804± acres located at south of Beltway Drive and approximately 190 feet west of Midway Road, addressed as 101-111 and 121-135 Reserve Circle and 220-237 North Reserve Lane.

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: _____
Korrie Becht, Development Services Assistant Director
DATE POSTED: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Planning & Zoning Commission

1.

Meeting Date: 04/15/2025

Agenda Caption:

Consider Action on the minutes from the March 18, 2025 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the March 18, 2025 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the March 18, 2025 P&Z Meeting

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

March 18, 2025

6:00 P.M. - Council Chambers

Addison Town Hall, 5300 Belt Line Road

Present: Chair Denise Fansler; Vice Chair Tom Braun; Commissioner Chelsey Smith;
Commissioner Alan Then; Commissioner Tyler Wright

Absent: Commissioner Jimmy Barker; Commissioner EJ Copeland

Call Meeting to Order

Chair Fansler called the meeting to order.

Pledge of Allegiance

Chair Fansler led the Pledge of Allegiance.

Planning & Zoning Commission Purpose Statement

Chair Fansler recited the Planning and 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 February 18, 2025 Planning and Zoning Commission Meeting.
2. Consider action on a Preliminary Plat for the AMLI Treehouse Addition 2, Block 1, Lots 1-10, 1A, 11-18, 18X, 19-23, 23X, 24-28 and 29X, for a mixed-use development on 8.2± acres located at the southwest corner of the intersection of Midway Road and Beltway Drive. Case PP2025-01/AMLI Treehouse Addition 2.

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

Moved by Vice Chair Tom Braun, Seconded by Commissioner Tyler Wright

AYE: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Chelsey Smith, Commissioner Alan Then, Commissioner Tyler Wright

Passed

Regular Agenda:

1. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 612, that is currently zoned Planned Development (PD), through Ordinance Nos. O23-03, to allow indoor baseball inspired games and a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1928-SUP/5100 Belt Line Road, Suite 612 (Batbox).

Korrie Becht, Assistant Director of Development Services, presented a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 612 that is currently zoned Planned Development, through Ordinance No. O23-03, to allow indoor entertainment (baseball) and a restaurant with the sale of alcoholic beverages for on-premises consumption.

Batbox is a technology infused baseball experience, offering a full-service restaurant and bar. The concept first originated in Mexico and currently has three locations in Mexico. The Addison location is proposed to be the first venue in the U.S. The game uses the Strikezone technology, which combines HD screen simulation and high-speed camera sensors to keep score and track gameplay. Batbox offers four game modes and online tournaments, including home run derby, pitching challenge, batting challenge, and 3,6,9 inning games. The restaurant offers a menu inspired by ball park favorites and handcrafted cocktails.

Staff recommends approval of the request with the following condition:

- Batbox operations shall close to the public no later than 2:00am.

Public Hearing: No individuals provided input during the public hearing.

Motion: Recommend approval with conditions, as presented.

Moved by Commissioner Tyler Wright, Seconded by Commissioner Alan Then

AYE: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Chelsey Smith, Commissioner Alan Then, Commissioner Tyler Wright

Passed

2. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4951 Belt Line Road, that is currently zoned Local Retail (LR), to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1930-SUP/4951 Belt Line Road (Mexican Sugar).

Lesley Nyp, Director of Development and Neighborhood Services, presented a request for a Special Use Permit (SUP) for property located at 4951 Belt Line Road, that is currently zoned Local Retail (LR) to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

Mexican Sugar is a full-service restaurant featuring traditional Mexican flavors with a modern twist. The operator has several locations in the Metroplex, including Plano, Las Colinas, and Uptown Dallas. The owner, FB Society, also operates concepts like Ida Claire, which has a location in Addison. This proposal includes an interior and exterior remodel to refresh the site. There is also a 952 square foot patio expansion near the building entry. Mexican Sugar proposes to offer alcoholic beverages for on-premises consumption. The proposed operating hours are 11:00 am – 10:00 pm, Monday through Thursday, 11:00 am – 11:00 pm, Friday and Saturday, and 10:00 am – 9:00 pm on Sundays. It is anticipated that Mexican Sugar will have approximately 125 employees, with up to 65 present during peak hours.

Staff recommends approval of these requests, with the following conditions:

- Prior to issuance of a Certificate of Occupancy for Mexican Sugar, easements must be recorded via separate instrument as shown on the site plan for pedestrian connectivity purposes.
- Repeal previous Special Use Ordinance's for the subject property including Ordinance No. 085-027, 089-036, 094-023, and 014-002.

Public Hearing: The following individual spoke during the public hearing.

- On: Zack Smutzer, 4925 Marcus Avenue

Motion: Recommend approval with conditions, as presented.

Moved by Vice Chair Tom Braun, Seconded by Commissioner Chelsey Smith

AYE: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Chelsey Smith, Commissioner Alan Then, Commissioner Tyler Wright

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.*

The following individual spoke during the citizen comment:

- Zack Smutzer, 4925 Marcus Avenue

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.

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

Planning & Zoning Commission

2.

Meeting Date: 04/15/2025

Agenda Caption:

Consider Action on a Final Plat for the COG/Beltway Addition, Block A Lots 1X, 2X, 3-8, 9X, 10X, 11-9, 20X, 21-26 and 37X, for a townhouse development on 1.804± acres located at south of Beltway Drive and approximately 190 feet west of Midway Road, addressed as 101-111 and 121-135 Reserve Circle and 220-237 North Reserve Lane.

Recommendation:

Administration recommends approval.

Attachments

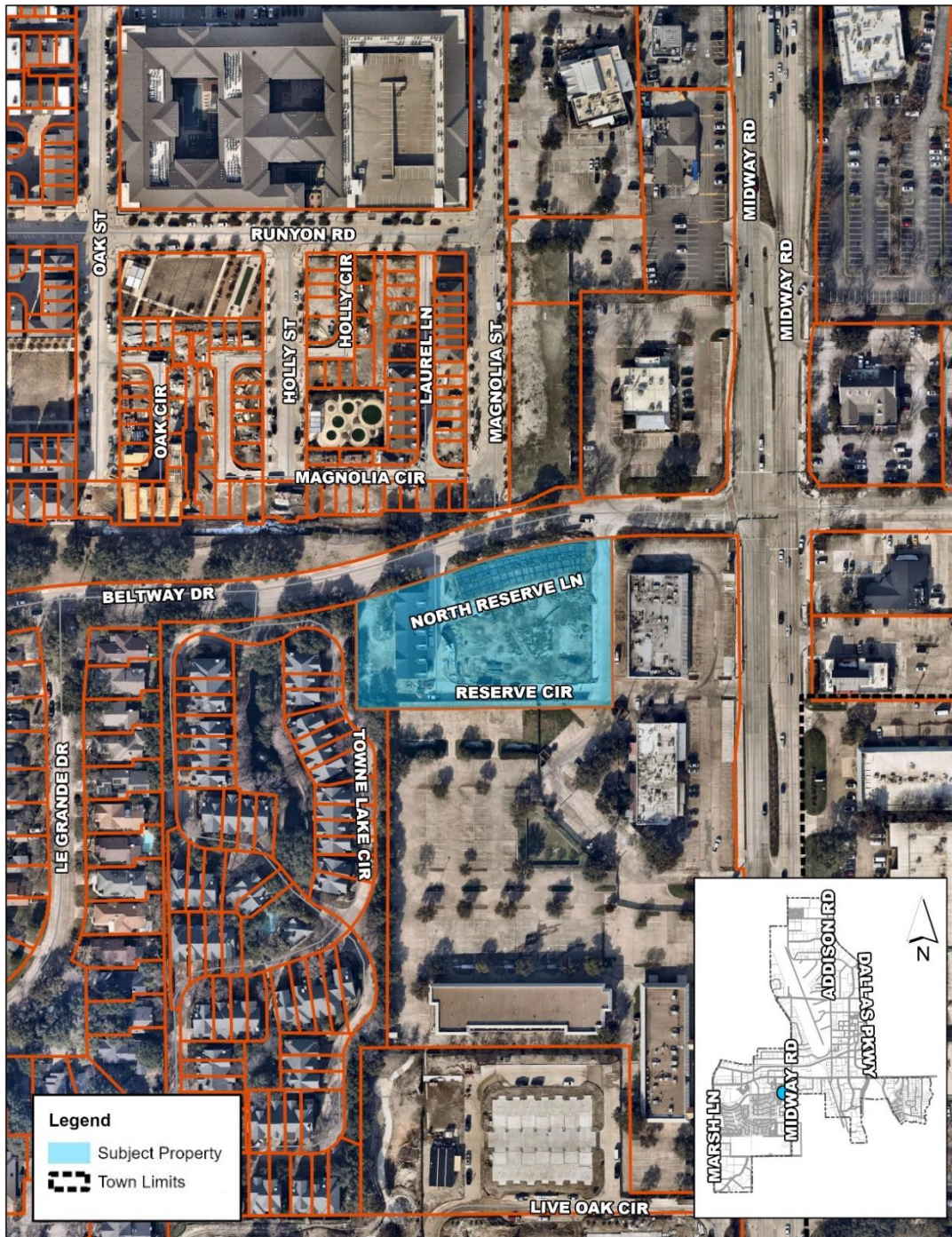
R2025-02 Staff Report

R2025-02 Final Plat

R2025-02

Case R2025-02/COG/Beltway Addition. Consider Action on a Final Plat for the COG/Beltway Addition, Block A Lots 1X, 2X, 3-8, 9X, 10X, 11-9, 20X, 21-26 and 37X, for a townhouse development on 1.804± acres located at south of Beltway Drive and approximately 190 feet west of Midway Road, addressed as 101-111 and 121-135 Reserve Circle and 220-237 North Reserve Lane

LOCATION MAP





April 15, 2025

STAFF REPORT

RE: R2025-02/COG/Beltway Addition (101-111 and 121-135 Reserve Circle and 220-237 North Reserve Lane)

LOCATION: 1.804 acres south of Beltway Drive and approximately 190 feet west of Midway Road. (Application Date: 03/17/2025)

REQUEST: Approval of a Final Plat

APPLICANT: Jordan Zongol, TRJ Services LLC dba Cobalt Homes

DISCUSSION:

Background: The subject property is located south of Beltway Drive and approximately 190 feet west of Midway Road. On October 11, 2022, this 1.804-acre site received development plan approval for the Addison Reserve Townhomes, a 31-unit townhome development with public open space and common area lots (Case No. 1856-Z).

The purpose of this plat is to establish the following items:

- Proposed Site Boundary;
- 31 townhome lots (Lots 3-8, 11-19, 21-28, and 29-36);
- Private Right-of-Ways for North Reserve Lane and Reserve Circle; and
- 6 Common Spaces Lots (Lots 1X*, 2X, 9X, 10X, 20X, and 37X).
 - *Lot 1X is anticipated to be dedicated to the Town and be used as public open space following completion of proposed improvements.

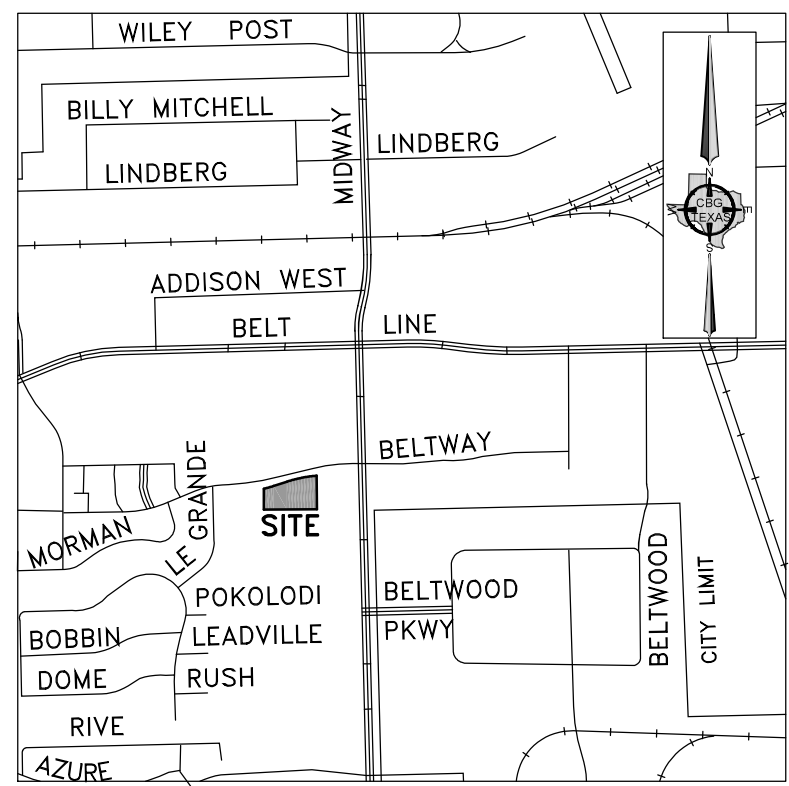
This plat will dedicate easements to be used for fire, access, and utilities. Additionally, once completed, Lot 1X, located along the western property boundary, will be dedicated to the Town for public use. Dedication will occur following completion of trail, pedestrian amenities, and landscaping improvements.

This plat also proposes to abandon existing access and utility easements, which are being relocated to accommodate the new development plan.

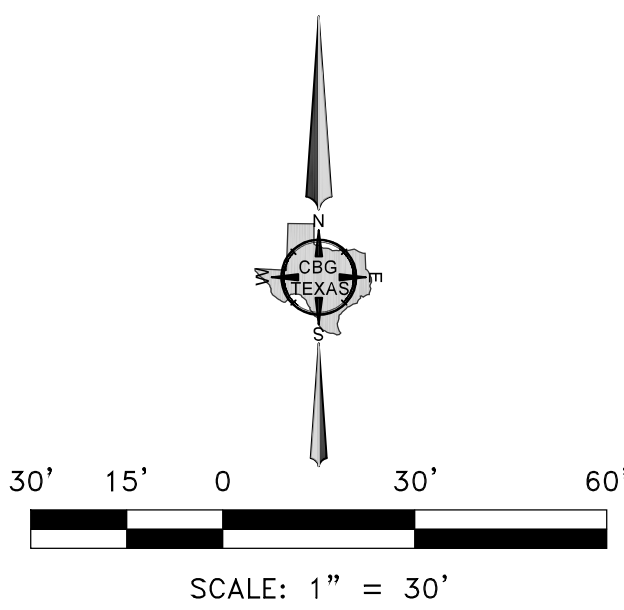
Regulatory Compliance: The final plat has been reviewed by Town staff and it complies with the Town's subdivision regulations and development standards.

RECOMMENDATION:

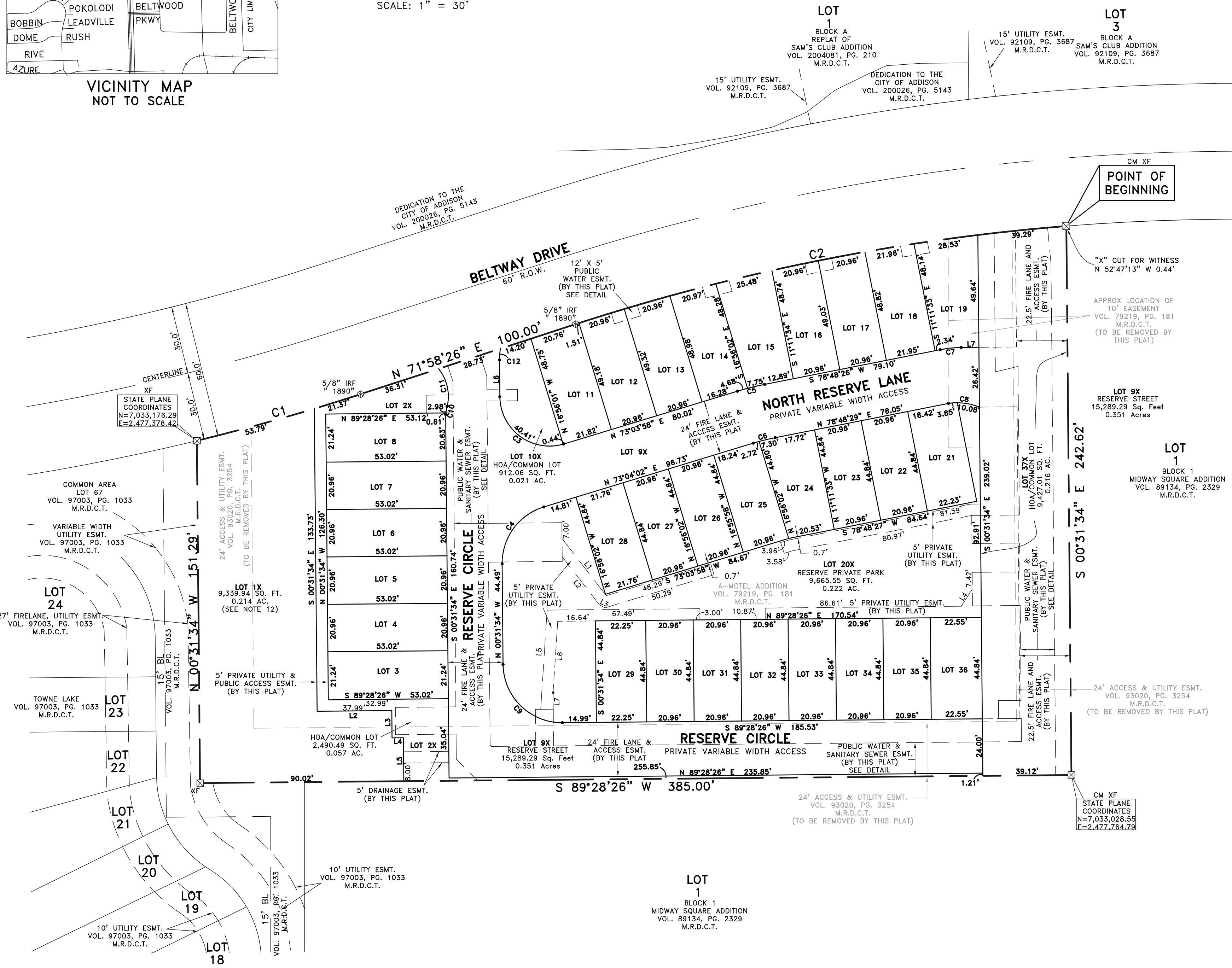
Staff recommends approval of the final plat.



VICINITY MAP
NOT TO SCALE

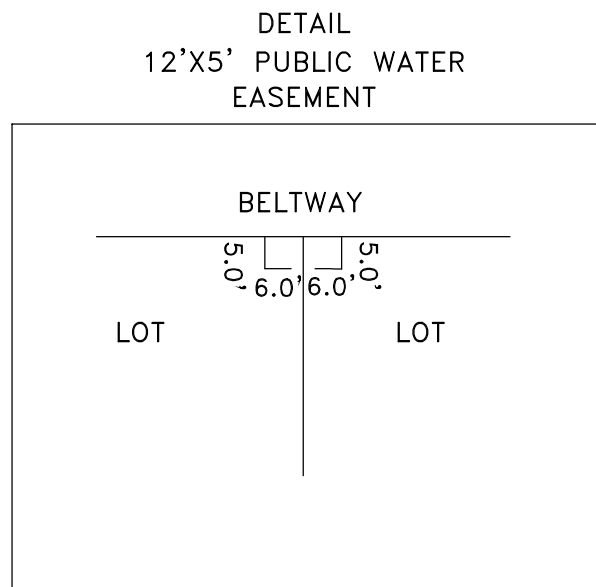


BOUNDARY CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	75.17'	1005.00'	04°17'07"	N 74°06'59" E	75.15'	
C2	221.58'	945.00'	13°26'04"	N 78°41'25" E	221.07'	



GENERAL NOTES

- 1) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 31 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK INFORMATION.
-BM COA-11 IS A 2" BRASS DISK STAMPED "TXDOT COA-11 GPS" LOCATED AT THE SOUTHEAST CORNER OF A CONCRETE DRAIN INLET, 826' +/- WEST OF THE INTERSECTION OF MIDWAY ROAD AND BELT LINE ROAD, 70' +/- EAST OF THE INTERSECTION OF OAK STREET AND BELT LINE ROAD. N: 7034115.97 E: 2477111.98 ELEVATION: 611.85'
-BM NO 16 IS A 3 1/2" ALUMINUM DISK STAMPED "TOWN OF ADDISON NO 16" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE CURB INLET, 305' +/- EAST OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELT LINE ROAD, 661' +/- WEST OF THE INTERSECTION OF RUNYON ROAD AND BELT LINE ROAD. N: 7034134.26 E: 2475850.05 ELEVATION: 596.85'
- 7) THIS PROPERTY IS LOCATED IN ZONING PD = PLANNED DEVELOPMENT DISTRICT.
- 8) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 9) PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTION. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
- 10) DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 66 AS AMENDED.
- 11) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL, MAP NUMBER 48113C0180K, MAP REVISED JULY 7, 2014 THIS PROPERTY IS LOCATED IN ZONE X. PROPERTY IS NOT IN THE 100-YEAR FLOOD PLAIN.
- 12) LOT 1X IS TO BE DEDICATED TO THE TOWN OF ADDISON BY SEPARATE INSTRUMENT ONCE THE PARK DEVELOPMENT IS COMPLETED.



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
XF = X CUT FOUND
5/8 IRF = 5/8 INCH IRON ROD FOUND
PKS = PK NAIL SET
INST. NO. = INSTRUMENT NUMBER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas COG Dallas Homes III LLC, is the owner of a 1.804 acres tract of land situated in the Thomas L Chenoweth Survey, Abstract No. 0273, Dallas County, Texas, same being A-Motel, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79219, Page 181, Deed Records, Dallas County, Texas, and being that tract of land conveyed to COG Dallas Homes III LLC, a Texas limited liability company, by deed recorded in Instrument No. 202200069680, Official Public Records, Dallas County, Texas, and being described by metes and bounds:

BEGINNING at a "X" cut in concrete found for corner, said corner being in the South right-of-Way line of Beltway Drive (a 60 foot Right-of-Way), same being a Northwest corner of Lot 1, Block 1, of Midway Square Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 93252, Page 3095, Plat Records, Dallas County, Texas, from which a "X" found in concrete for reference bears North 52 degrees 47 minutes 13 seconds West, a distance of 0.44 feet;

THENCE South 00 degrees 31 minutes 34 seconds East, along a West line of said Lot 1, a distance of 242.62 feet to a "X" cut in concrete found for corner;

THENCE South 89 degrees 28 minutes 26 seconds West, along a North line of said Lot 1, passing at a distance of 338.75 feet to a 1/2 inch iron rod found for reference at a Northeast corner of Towne Lake, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 97003, Page 1033, Plat Records, Dallas County, Texas, and continuing a total distance of 385.00 feet to an "X" cut set in concrete found for corner;

THENCE North 00 degrees 31 minutes 34 seconds West, along an East line of said Towne Lake, a distance of 151.29 feet to an "X" cut in concrete set for corner, said corner being in the South Right-of-Way line of said Beltway Drive, being the beginning of a non-tangent curve turning to the left, with a radius of 1005.00 feet, a delta angle of 04 degrees 17 minutes 07 seconds, a chord bearing of North 74 degrees 06 minutes 59 seconds East, and a chord length of 75.15 feet;

THENCE along said curve to the left, along the South Right-of-Way line of said Beltway Drive, an arc length of 75.17 feet to a 5/8 iron rod found for corner;

THENCE North 71 degrees 58 minutes 26 seconds East, along the South Right-of-Way line of said Beltway Drive, a distance of 100.00 feet to a 5/8 inch iron rod found for corner, same being the beginning of a tangent curve turning to the right, with a radius of 945.00 feet, a delta angle of 13 degrees 26 minutes 04 seconds, a chord bearing of North 78 degrees 41 minutes 25 seconds East, and a chord length of 221.07 feet;

THENCE along said curve to the right, along the South Right-of-Way line of said Beltway Drive, an arc length of 221.58 feet to the POINT OF BEGINNING and containing 78,564 square feet or 1.80 acres of land.

LOT CURVE/LINE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	17.62'	19.50'	51°46'19"	N 12°55'00" W	17.03'	
C2	4.99'	26.00'	10°59'38"	N 04°58'15" E	4.98'	
C3	40.85'	22.00'	106°24'28"	S 53°43'48" E	35.23'	
C4	33.39'	26.00'	73°35'36"	N 36°16'14" E	31.14'	
C5	12.42'	123.99'	05°44'28"	N 75°56'12" E	12.42'	
C6	10.02'	99.99'	05°44'27"	N 75°56'15" E	10.01'	
C7	9.31'	50.00'	10°40'00"	S 84°08'26" W	9.29'	
C8	13.93'	26.00'	30°41'54"	S 83°03'45" E	13.76'	
C9	40.84'	26.00'	90°00'00"	S 45°31'34" E	36.77'	
C10	3.60'	45.50'	04°31'41"	N 10°42'19" E	3.59'	
C11	17.62'	19.50'	51°46'19"	N 12°55'00" W	17.03'	
C12	4.99'	26.00'	10°59'38"	S 04°58'15" W	4.98'	

EASEMENT LINE DETAIL		
LINE	BEARING	DISTANCE
L1	N 89°28'26" E	7.83'
L2	S 89°28'26" W	33.01'
L3	N 00°31'34" W	12.04'
L4	N 89°28'26" E	5.00'
L5	N 00°31'34" W	19.21'
L6	S 00°31'34" E	16.32'
L7	N 89°28'26" E	7.83'

EASEMENT LINE DETAIL		
LINE	BEARING	DISTANCE
L1	S 37°46'11" E	31.92'
L2	S 37°40'47" E	26.92'
L3	S 63°11'56" E	2.86'
L4	N 32°37'15" E	9.10'
L5	S 03°43'04" W	43.95'
L6	S 03°43'49" W	31.54'
L7	N 00°30'50" W	7.30'

LOT TABLE DETAIL		
LOT NO.	SQ. FT.	AC.
1X	9,339.94	0.214
2X	2,554.72	0.059
3	1,125.97	0.026
4	1,111.06	0.026
5	1,111.06	0.026
6	1,111.06	0.026
7	1,111.06	0.026
8	1,126.00	0.026
9X	15,225.01	0.350
10X	862.07	0.020
11	1,090.23	0.025
12	1,032.90	0.024
13	1,030.84	0.024
14	1,019.17	0.023
15	1,116.54	0.026
16	1,025.36	0.024
17	1,026.23	0.024
18	1,065.15	0.024
19	1,161.06	0.027
20X	9,552.54	0.219
21	996.11	0.023
22	939.73	0.022
23	939.73	0.022
24	1,021.15	0.023
25	939.66	0.022
26	939.73	0.022
27	939.72	0.022
28	975.94	0.022
29	997.62	0.023
30	939.71	0.022
31	939.71	0.022
32	939.71	0.022
33	939.71	0.022
34	939.71	0.022
35	939.71	0.022
36	1,011.13	0.023
37X	9,470.01	0.216

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements are granted.

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

BY: _____
COG Dallas Homes III LLC (Owner)
Josh Nichols (Principal)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Josh Nichols known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the City Plan Commission of the Town of Addison, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2025.

RELEASED FOR REVIEW 04/04/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

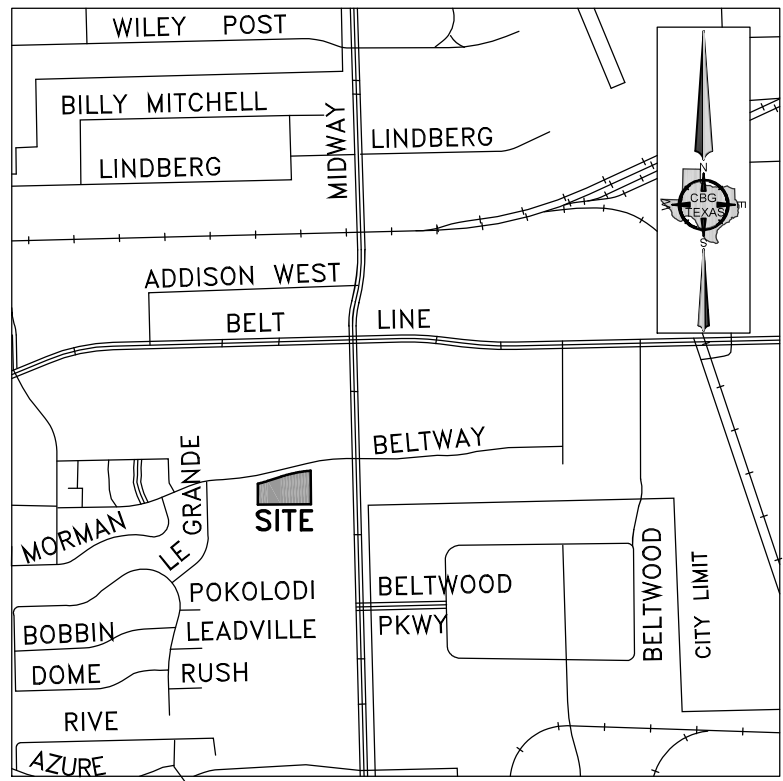
PAGE 1 OF 2
FINAL PLAT
COG/BELTWAY ADDITION
LOTS 1X, 2X, 3-8, 9X, 10X, 11-19,
20X, 21-36, 37X BLOCK A
78,563.77 SQ.FT. / 1.804 ACRES
BEING A REPLAT OF A-MOTEL ADDITION,
VOL. 79219, PG. 181, M.R.D.C.T.
THOMAS L CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. R2025-02



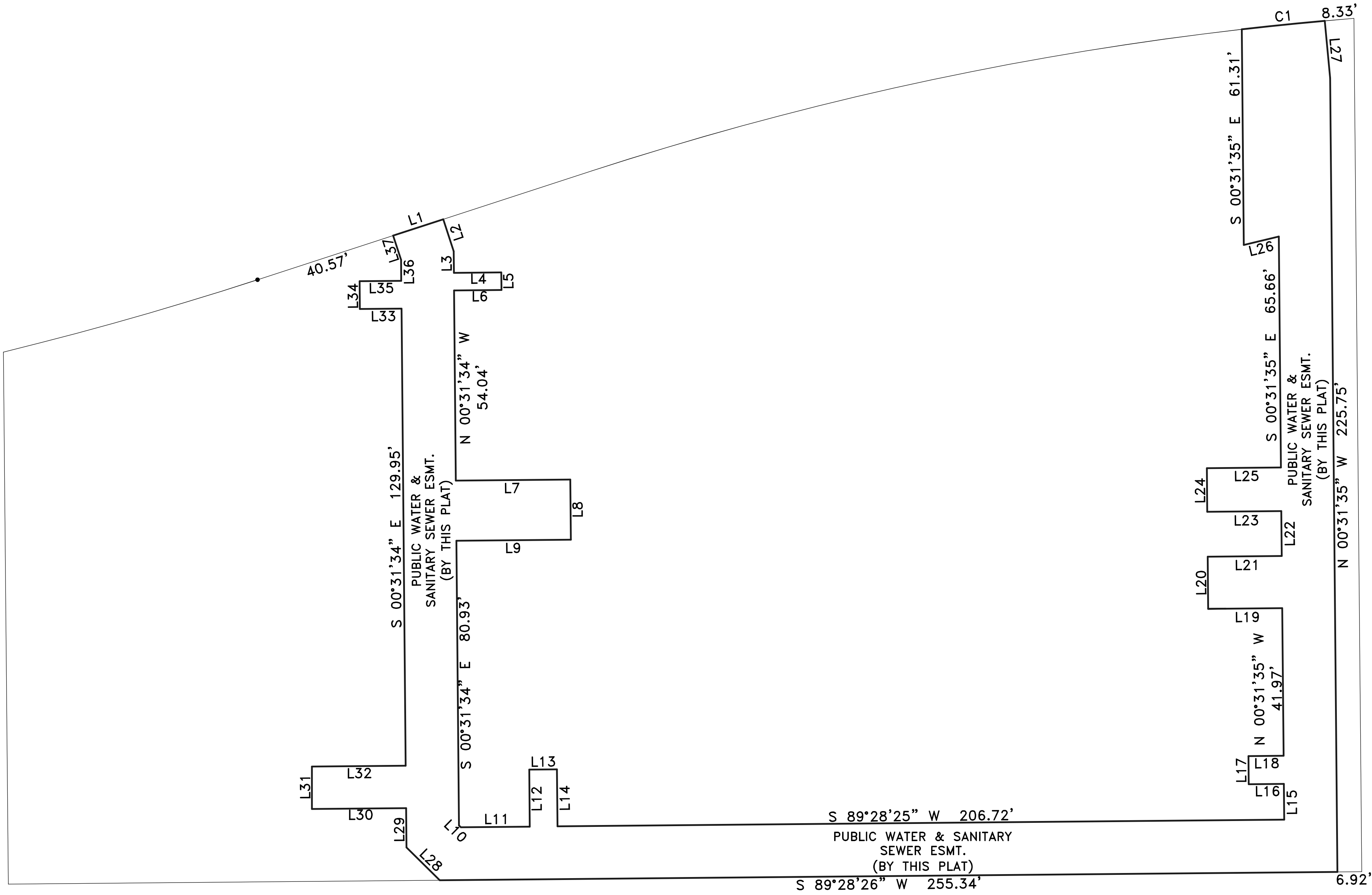
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
F 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

OWNER: COG DALLAS HOMES III LLC
3963 MAPLE AVENUE # 330
DALLAS-TEXAS-75219
214-347-8903
JNICHOLS@COASTOARGROUP.COM

SCALE: 1"=30' / DATE: 04/03/2025 / JOB NO. 2201103-02 / DRAWN BY: JLA



VICINITY MAP
NOT TO SCALE



PUBLIC WATER & SANITARY SEWER
LINE/CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 71°58'26" E	15.00'
L2	S 18°01'34" E	9.58'
L3	S 00°31'34" E	6.14'
L4	N 89°28'25" E	13.48'
L5	S 00°31'35" E	5.00'
L6	S 89°28'25" W	13.48'
L7	N 89°28'25" E	32.56'
L8	S 00°31'35" E	17.11'
L9	N 89°28'25" E	32.56'
L10	S 45°31'35" E	0.77'
L11	S 89°28'25" W	19.58'
L12	N 00°31'35" W	16.21'
L13	N 89°28'25" E	7.89'
L14	N 00°31'35" W	16.21'
L15	S 00°31'35" E	10.18'
L16	S 89°28'25" W	10.00'
L17	S 00°31'35" E	8.00'
L18	N 89°28'25" E	10.00'
L19	S 89°28'10" W	21.07'
L20	S 00°31'35" E	14.84'
L21	N 89°28'25" E	21.07'
L22	N 00°31'35" W	12.74'
L23	S 89°28'25" W	21.07'
L24	N 00°31'35" W	12.41'
L25	N 89°28'25" E	21.07'
L26	N 76°30'46" E	10.26'
L27	S 05°22'22" E	16.31'
L28	N 45°31'35" W	13.28'
L29	S 00°31'34" E	11.19'
L30	S 89°28'25" W	26.80'
L31	S 00°00'00" E	12.06'
L32	N 89°28'25" E	26.69'
L33	N 89°28'25" E	11.85'
L34	N 00°31'35" W	7.89'
L35	N 89°28'25" E	11.85'
L36	S 00°31'34" E	5.96'
L37	S 18°01'34" E	7.27'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.72'	945.00'	1°26'18"	S 84°11'01" W	23.72'

GENERAL NOTES

- 1) BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 31 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK INFORMATION.
-BM COA-11 IS A 2" BRASS DISK STAMPED "TXDOT COA-11 GPS" LOCATED AT THE SOUTHEAST CORNER OF A CONCRETE DRAIN INLET, 826' +/- WEST OF THE INTERSECTION OF MIDWAY ROAD AND BELT LINE ROAD, 70' +/- EAST OF THE INTERSECTION OF OAK STREET AND BELT LINE ROAD, N: 7034115.97 E: 2477111.98 ELEVATION: 611.85'
-BM NO 16 IS A 3 1/2" ALUMINUM DISK STAMPED "TOWN OF ADDISON NO 16" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE CURB INLET, 305' +/- EAST OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELT LINE ROAD, 661' +/- WEST OF THE INTERSECTION OF RUNYON ROAD AND BELT LINE ROAD, N: 7034134.26 E: 2475850.05 ELEVATION: 596.85'
- 7) THIS PROPERTY IS LOCATED IN ZONING PD = PLANNED DEVELOPMENT DISTRICT.
- 8) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 9) PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTION. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
- 10) DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 66 AS AMENDED.
- 11) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL, MAP NUMBER 48113C0180K, MAP REVISED JULY 7, 2014 THIS PROPERTY IS LOCATED IN ZONE X. PROPERTY IS NOT IN THE 100-YEAR FLOOD PLAIN.
- 12) LOT 1X IS TO BE DEDICATED TO THE TOWN OF ADDISON BY SEPARATE INSTRUMENT ONCE THE PARK DEVELOPMENT IS COMPLETED.

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
XF = X CUT FOUND
5/8 IRF = 5/8 INCH IRON ROD FOUND
PKS = PK NAIL SET
INST. NO. = INSTRUMENT NUMBER

OWNER: COG DALLAS HOMES III LLC
3963 MAPLE AVENUE # 330
DALLAS-TEXAS-75219
214-547-8903
JNICHOLS@COASTOAKGROUP.COM

PAGE 2 OF 2
FINAL PLAT
COG/BELTWAY ADDITION
LOTS 1X, 2X, 3-8, 9X, 10X, 11-19,
20X, 21-36, 37X BLOCK A
78,563.77 SQ.FT. / 1.804 ACRES
BEING A REPLAT OF A-MOTEL ADDITION,
VOL. 79219, PG. 181, M.R.D.C.T.
THOMAS L CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PP2023-02

CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com