

Addison Toll Road Development PD Rezoning (1939-Z)

October 21, 2025

Lesley Nyp, Director of Development &
Neighborhood Services



Case 1939-Z Addison Toll Road Development

ADDISON

LOCATION:

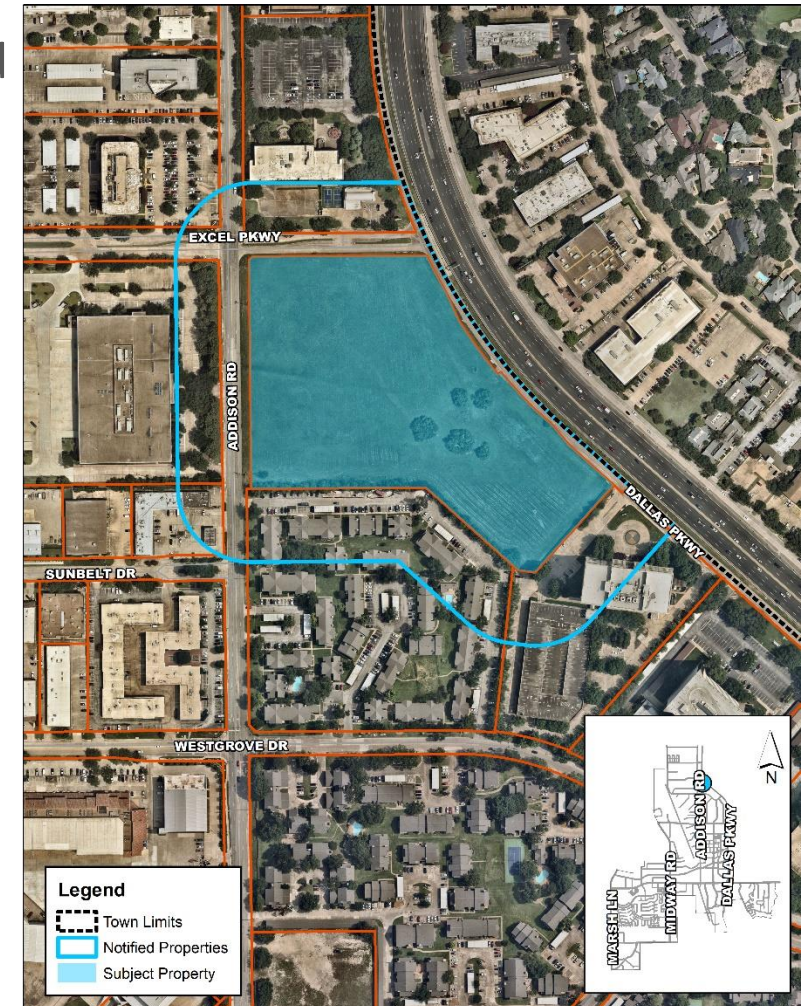
11.6± acres generally located at the southeast corner of Addison Road and Excel Parkway, boarding the Addison town boundary and the Dallas North Tollway to the east, addressed as 16641 Dallas Parkway

REQUEST:

Approval to rezone a property from Planned Development (PD) District, Ordinance No. 020-47, to Mixed-Use Suburban Corridor (M-2) and a new Planned Development (PD) District

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD rezoning and associated permitted use and development standards and concept and development plans.



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SITE HISTORY:

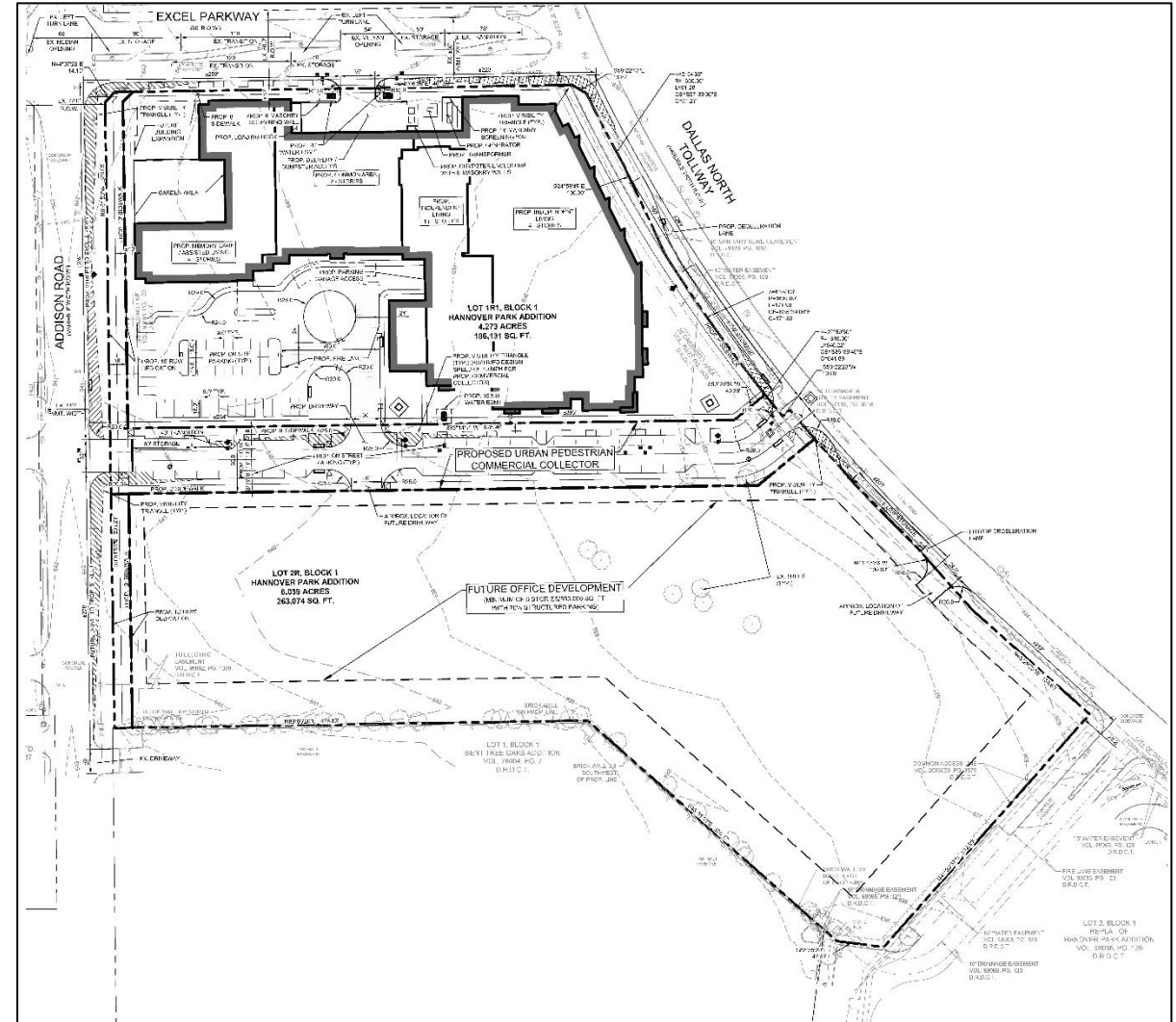
- Prior to 1983 – Zoned Commercial
- 1983 – Rezoned to Planned Development, Ord. No. 083-017, for office building.
- 1985 – Planned Development Amendment, Ord. No. 085-056, for development plan modifications for office building.
- 1997 – Planned Development Amendment, Ord. No. 097-013, for development plan modifications for office building.
- 2008 – Rezoned to Planned Development, Ord. No. 008-054 for hospital.
- 2020– Rezoned to Planned Development, Ord. No. 020-47 for Senior Housing.
- Present – Rezoning request to Planned Development to allow multifamily and townhome development.

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ORD. 020-47:

- October 2020, City Council approved Planned Development for 11-story senior living facility.
- Zoning included continuum of care for retirement community;
 - Independent Living
 - Assisted Living
 - Memory Care
- Other common accessory uses such as retail and medical uses were also permitted.



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ORD. 020-47:

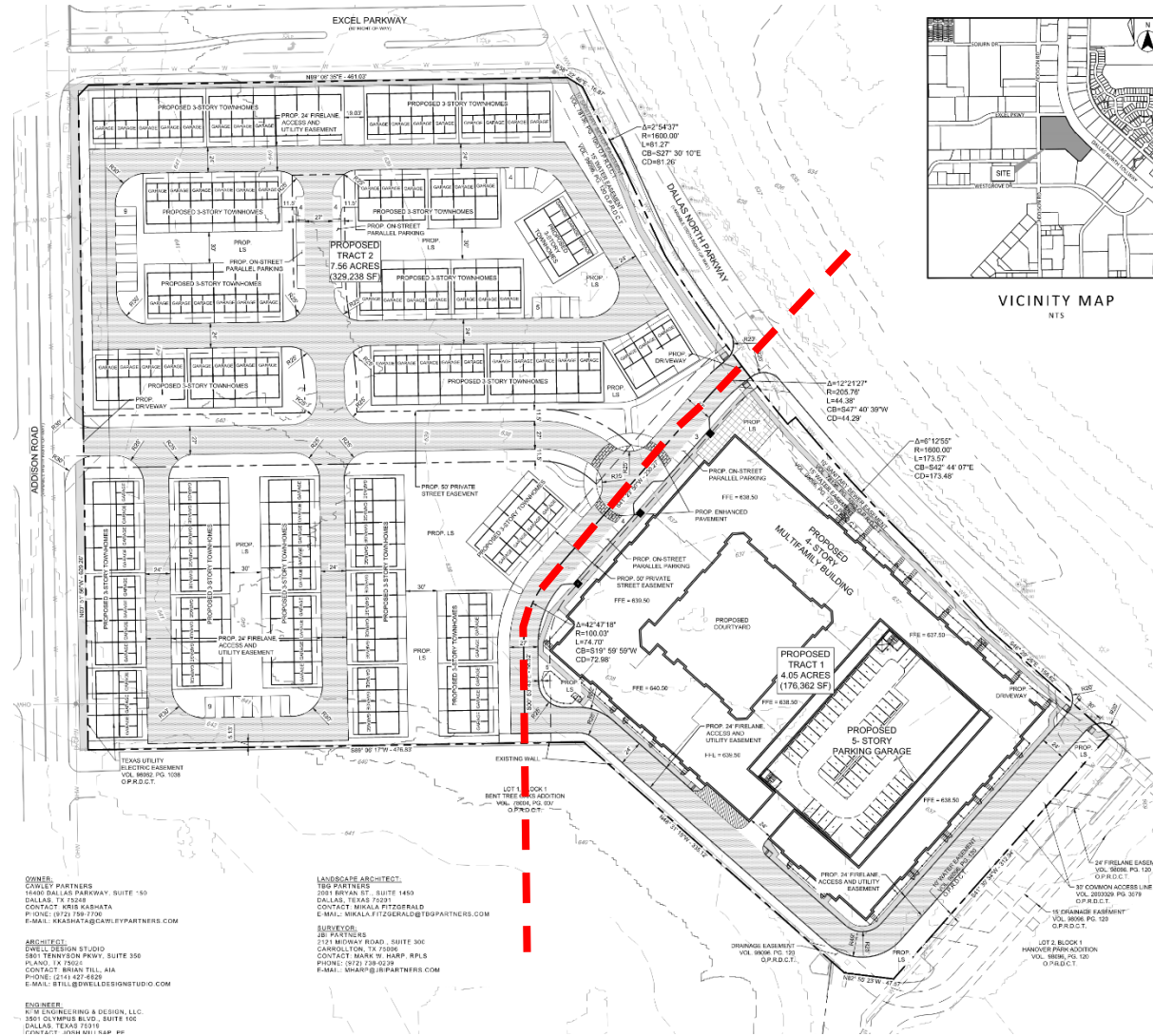
- The applicant, Cawley Partners, has been advertising the site for senior housing since 2020 and has no viable leads.
- Other uses the applicant has explored include destination entertainment and retail.



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Tract 2



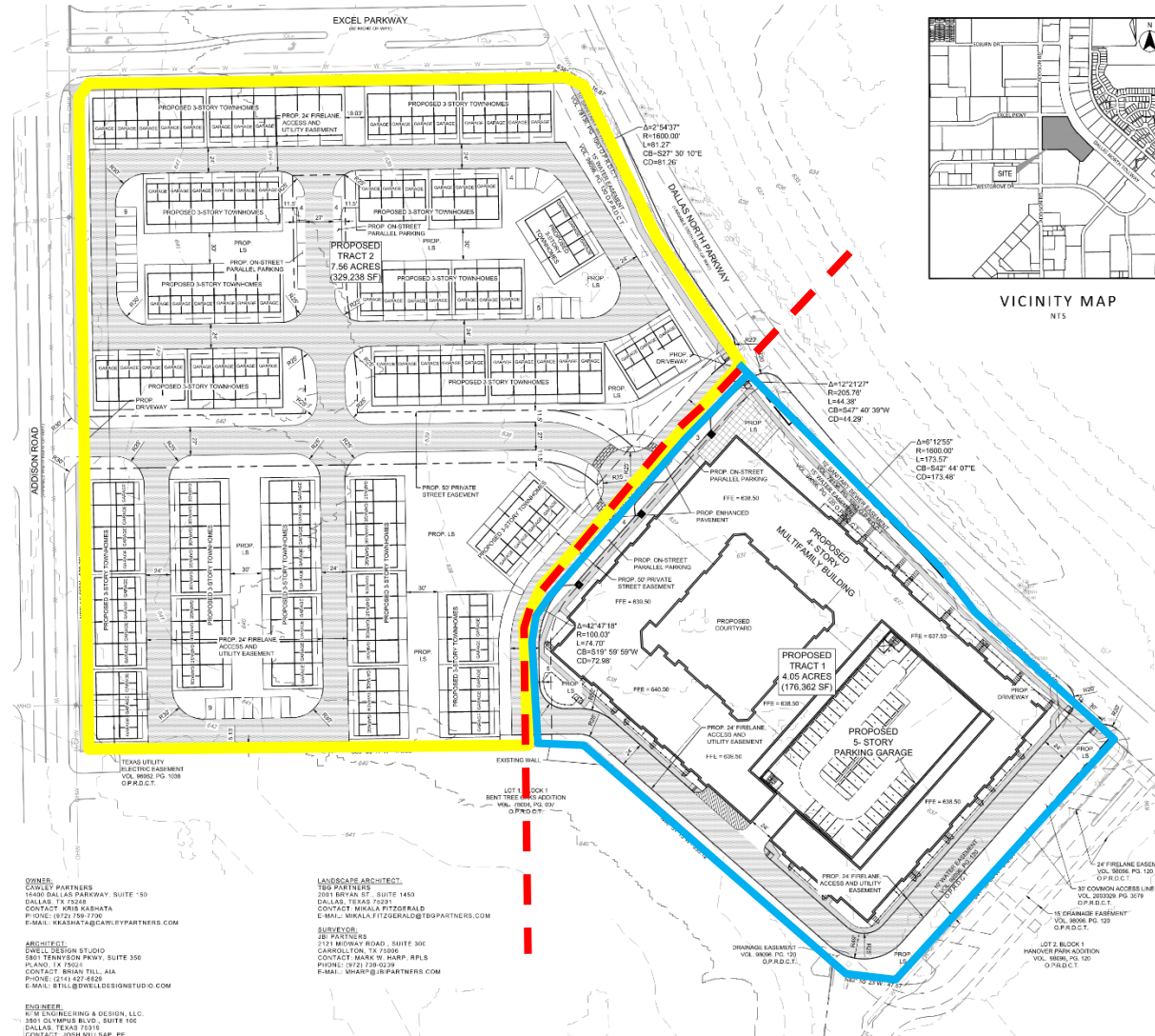
Tract 1

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Tract 2 (Townhomes):

- 7.56 Acres
- 3-Story Townhomes
- Rear Entry
- 118 Units
- Approval of rezoning to M-2 base district for townhomes per concept plan
- Developed by Candence Homes



Tract 1 (Multifamily):

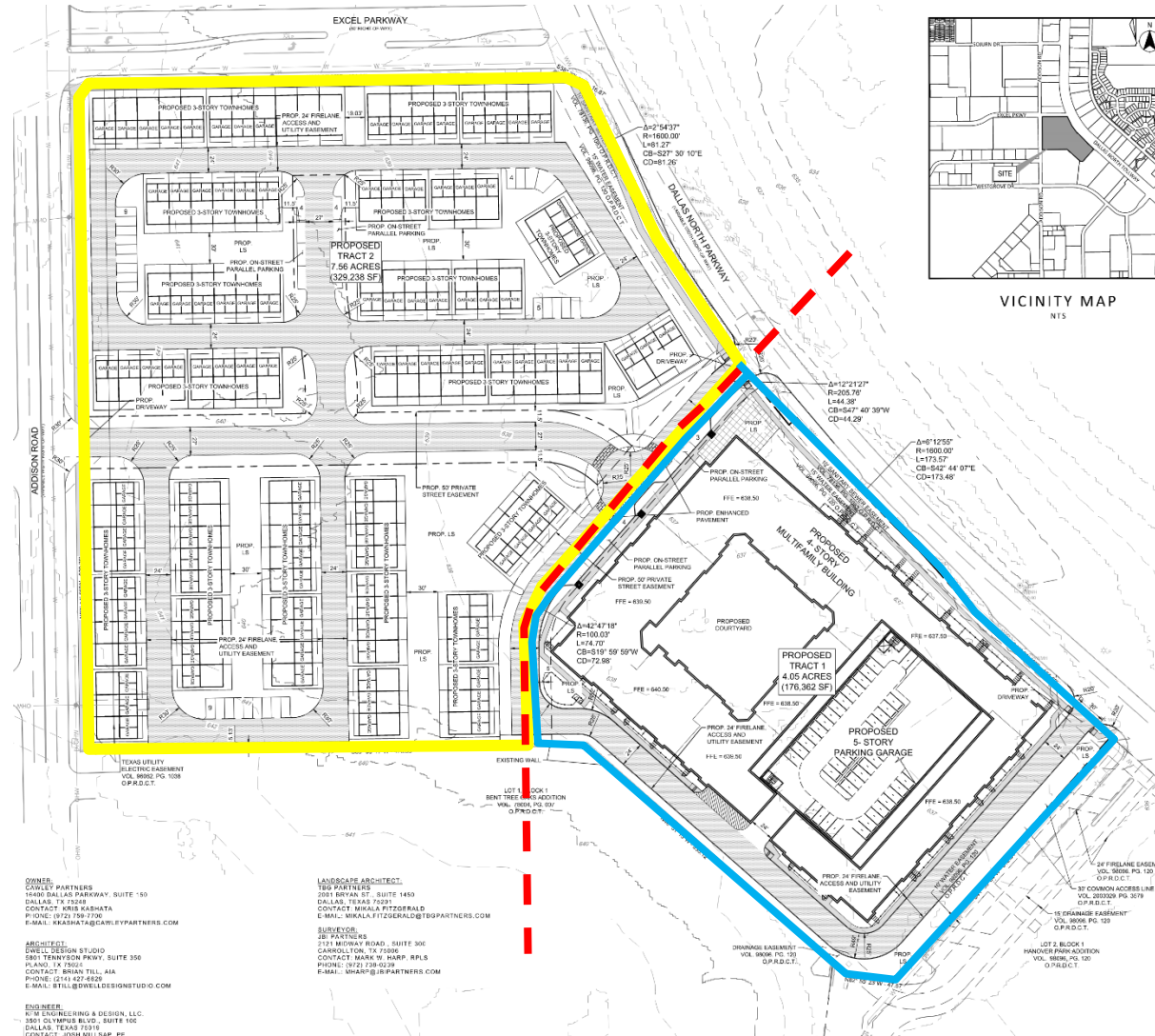
- 4.05 Acres
- 5-Story Multifamily Wrap
- 299 Units
- Approval of rezoning to M-2 + development plans
- Developed by Cawley Partners

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Tract 2 Permitted Uses:

- Single-Family Detached
- Single-Family Attached (Townhomes)

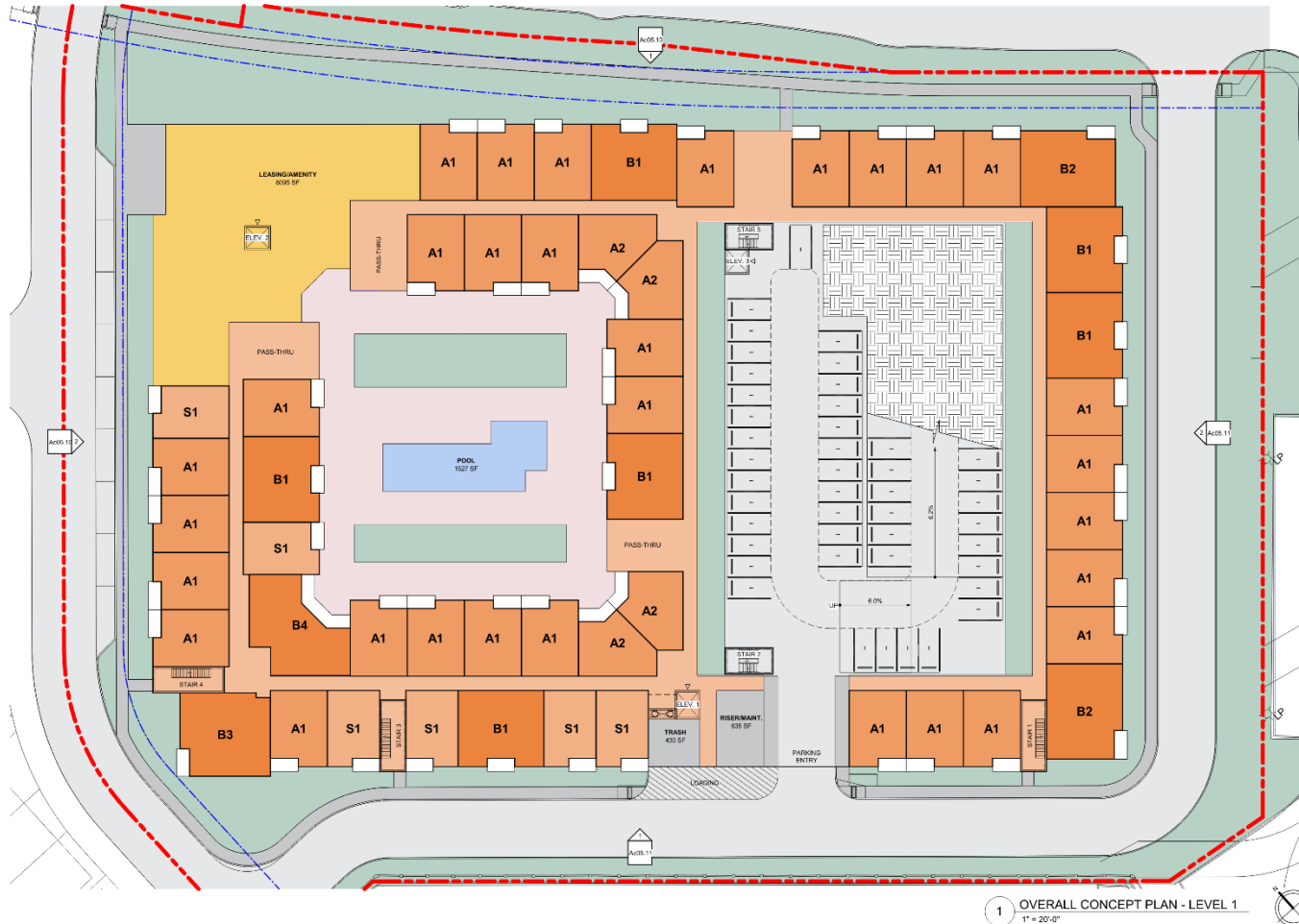


Tract 1 Permitted Uses:

- All uses allowed within Mixed-Use Suburban Corridor (M-2).
 - Generally, allows a mixed of medium density residential, retail, office, and personal service uses.

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DEVELOPMENT PLAN – TRACT 1:

- Includes approval Site Plan, Landscape Plan, Façade Plan, and Floor Plan
- Multifamily development on 7.56 Acres
 - Multifamily structure with 299 units
 - 10,300 square feet of leasing and amenity space
 - Interior private courtyard with pool
 - Dog park
- 354 total parking spaces provided
 - 7 on-street spaces
 - 347 spaces within parking garage

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A blue circular logo with the word "ADDISON" in white, uppercase, sans-serif font.

PARKING:

- Tract 1 (Multifamily)
 - 5-story parking garage, access on southern façade
 - 347 spaces provided within garage
 - 7 on-street parking spaces
- **Required Parking (1 space per Studio/1 BR & 1.5 space per 2 BR) = 334 Spaces**
- Tract 2 (Townhomes)
 - 2-car enclosed garage (rear-entry) per unit (236 total)
 - 35 visitor parking spaces
- **Required Parking (2 spaces per unit + 5% total required for visitor) = 248 Spaces**

ACCESS & CIRCULATION:

- Access is provided from Addison Road and two points along Dallas North Tollway Frontage Road.
- All access drives will be privately owned and maintain with emergency and cross access.

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EXCELSIOR PKWY

ADDISON RD

6' BRICK WALL WITH 2" IRON ROD ON TOP

24' FIRE LANE 1,093 SF

7,417 SF 30' TYP

50' PRIVATE STREET

11,311 SF

24' FIRE LANE 9,402 SF

6' BRICK WALL

6,022 SF

27' PAVING

30' PRIVATE STREET

577 SF

24' FIRE LANE 9,483 SF

20,068 SF

30' TYP

24' FIRE LANE

APPROX. 640 LF HIKE AND BIKE TRAIL ALONG ADDISON ROAD

TEXAS UTILITIES ELECTRIC COMPANY

Lobby Amenity

BLDG 200 5 Stories

Courtyard 120'x125'

Pool

Parking Deck

Service Underpass

15' WATER EASEMENT

DALLAS NORTH TOLLWAY

- 11

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OPEN SPACE, LANDSCAPE, AND STREETSCAPE – TRACT 1:

- 22% / 0.9 acres of landscaped area onsite
- Urban streetscape provided at perimeter of building, to include pedestrian amenities such as benches and trash receptacles and ground floor access of units.
- Private amenities include pool, fitness center, club house, game room, and co-working space (*Conceptual imagery was provided within packet*).
- Landscape Regulation Relief:
 - Applicant has requested an overall reduction of required street trees along DNT from 9 to 4 due to existing utility constraints.

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FACADE DESIGN:

5 story wrap building, building materials include fiber cement panel, brick, glazing, and metal.

- Accessible entries and patios at majority of ground floor units
- Recessed and projecting balconies provided throughout the building
- Building articulation is achieved through vertical and horizontal expression of the facades
- Garage entry from rear.



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UNIT MIX, INTERIOR CONSTRUCTION, AND SUSTAINABILITY FEATURES:

- Unit Mix:
 - Studio – 34 units
 - 1 Bedroom – 196 units
 - 2 Bedroom – 69 units
- 1,031 SF average unit size.
- Other interior construction and sustainability standards:
 - Recycling services on site;
 - Shall use granite, stone, or better surfaces;
 - No linoleum or Formica surfaces;
 - Energy Efficient Appliances.

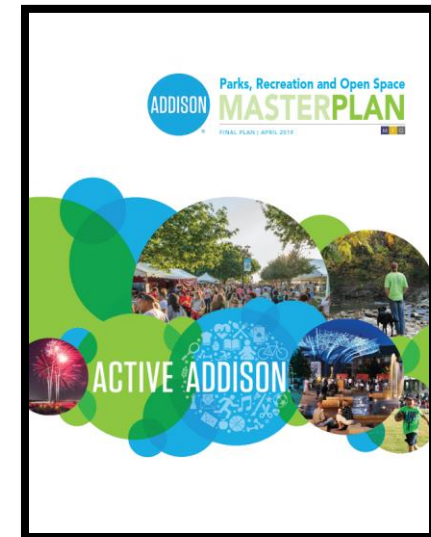
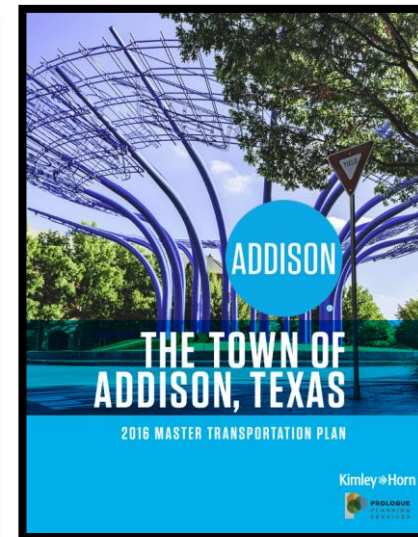


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COMPLIANCE WITH TOWN LAND USE AND DEVELOPMENT POLICIES

- 2013 Comprehensive Plan
- Addison Housing Policy
- Transportation, Park and Trail Master Plans

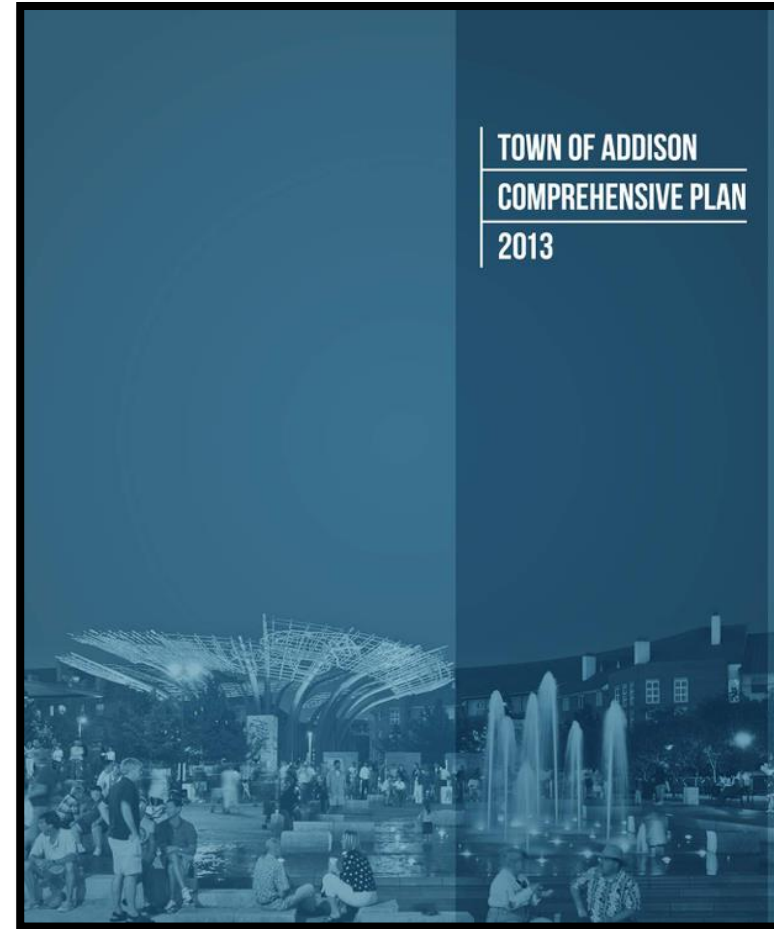


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2013 COMPREHENSIVE PLAN

- 2013 Comprehensive Plan does not specifically reference the subject property.
- Encourages preservation of land along the Tollway corridor for high-density office buildings.



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ADDISON HOUSING POLICY - 2017

1. Where feasible and appropriate, new housing should increase the proportion of fee-simple ownership in Addison's housing mix. Apartment-only rezoning is unlikely to be approved, as currently the ratio of rental to ownership properties is higher than desired.
2. A proposal should offer a "best fit" mix of uses and housing choices within the context of the surrounding Addison community. The Town may use a study area committee with staff, elected, and appointed members such as area residents and business representatives) to evaluate a proposal's fit in Addison.
3. New housing should create or enhance neighborhoods of urban character rather than locate on a stand-alone, nonintegrated property and should continue the high-quality design and walkability that make Addison's existing neighborhoods distinctive.
4. Proposals for independent and/or assisted living may be considered by the Town of Addison. Since there are no assisted living housing units in Addison today, the Town will conduct research to understand how this housing could or should be included in Addison's future
5. The City Council acknowledges that there may be exceptional projects that do not comply with elements of this policy. The Council encourages developers and staff to pursue projects that represent the highest and best use of each property and that advance portions of this policy or other Town goals.

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ADDISON HOUSING POLICY COMPLIANCE

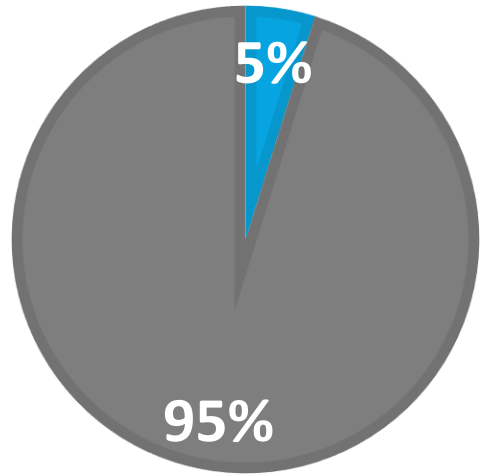
- This plan does increase the proportion of fee simple ownership in Addison by 0.3%.
- This proposal does improve walkability in this area, however, due to the existing surrounding development, this project has limited opportunity for connectivity. The improvements of this site will allow for future connections as nearby properties redevelop. As it would exist today, it will function as a stand-alone, nonintegrated property.
- Staff believes this proposal does align with the goals of the housing policy as it increases ownership housing types, creates an urban community, and more closely aligns with neighborhood context than less dense housing typologies.



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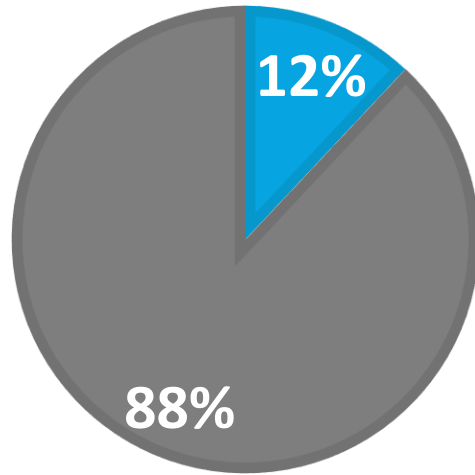
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**Rapid
Growth**



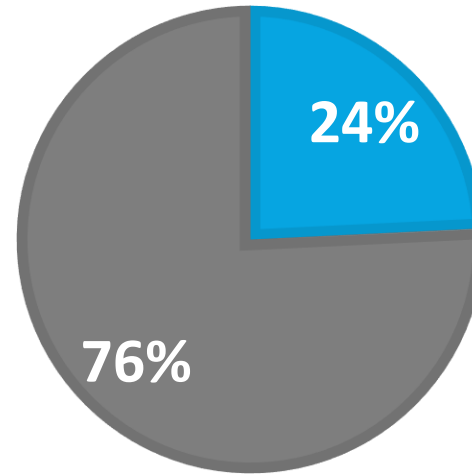
1980

Curated Change

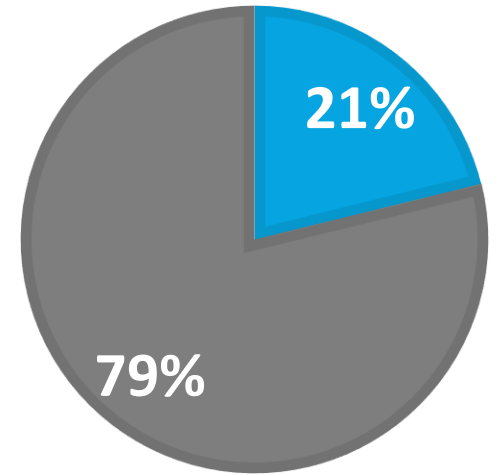


1990

Reinvestment



2013



2023



Single-Family & Condos



Multifamily Rental

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ADDISON HOUSING TYPE

Existing Housing Mix (Existing Residential Units) =

- 21.3% Ownership Product (*2,471 units*)
- 78.7% Rental (*9,104 units*)
 - *Total Units: 11,575 Units*

Existing & Entitled Housing Mix (Existing + Entitled Residential Units) =

- 16.9% Ownership Product (*2,667 units*)
- 83.1% Rental (*13,120 units*)
 - *Total Units: 15,757 Units*

Proposed Housing Mix (Existing + Proposed Entitled Residential Units) =

- 17.2% Ownership Product (*2,667 + 118 townhome units*)
- 82.8% Rental (*13,120 + 299 multifamily units*)
 - *Total Units: 16,204 Units*

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Existing & Entitled Housing Mix (Existing + Entitled Residential Units) =

- 16.9% Ownership Product (2,667 units)
 - Cobalt Homes (Beltway) – 31 Townhome Units
 - Addison Grove – 178 Townhome Units (94 complete)
 - AMLI Treehouse Phase 1 – 30 Townhome Units
 - AMLI Treehouse Phase 2 – 26 Townhome Units
 - Trammell Crow – 25 Townhome Units
 - PENDING CITY COUNCIL – Cobalt Homes (Airport/Quorum) – 28 Townhome Units
- 83.1% Rental (13,120 units)

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- **83.1% Rental (*13,120 units*)**
 - *AMLI Treehouse Phase 1 – 419 MF Units*
 - *AMLI Treehouse Phase 2 – 182 MF Units*
 - *Trammel Crow – 403 MF & Live/Work Units*
 - *JPI Addison Heights – 286 MF & Live/Work Units*
 - *Vitruvian Park (Total Net Gain) – 2,726 MF Units*

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 - *Total Units: 16,204 Units*

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ADDISON HOUSING POLICY COMPLIANCE

Density Comparisons

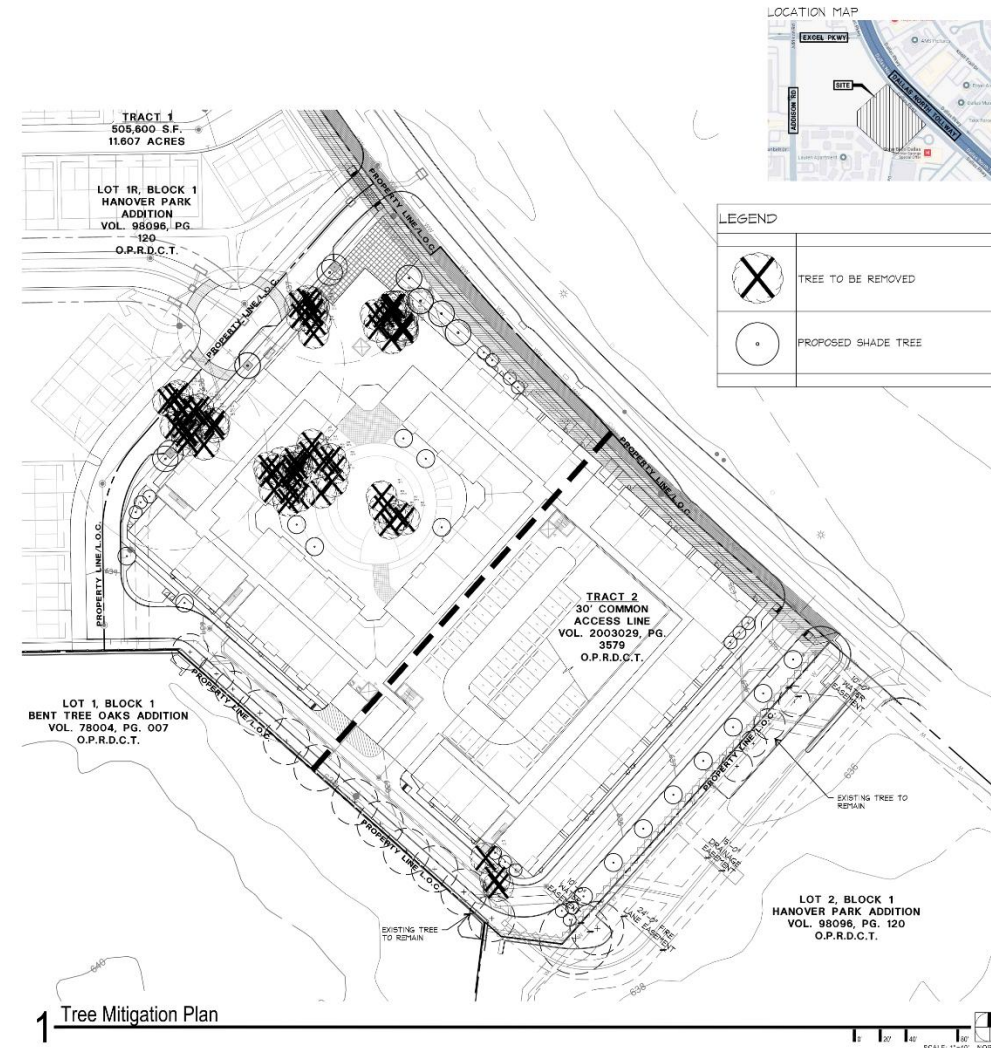
- *Proposed Tract 1 (Multifamily)* = **73.8 units per acre** (minimal open space (dog park), primarily interior courtyards and streetscape)
- *Proposed Tract 2 (Townhome)* = **15.6 units per acre** (anticipated some usable open space, primarily neighborhood style open space and streetscape)
- ***Proposed Addison Toll Road Development (Tract 1 + Tract 2)* = 35.9 units per acre**
- AMLI Treehouse Phase II = **23 units per acre** (0.7 acres of public open space)
- AMLI Treehouse Phase I = **33 units per acre** (3 acres of public open space)
- Addison Grove = **31 units per acre** (1.5 acres of public open space)
- Vitruvian West Phases 1 – 3 = **96.1 units per acre** (open space is provided via Vitruvian Park)
- JPI Addison Heights = **89.6 units per acre** (4,260 SF of publicly accessible open space)
- AMLI Quorum = **70.1 units per acre** (no usable open space, only landscape area and streetscape)

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MITIGATION OF DEVELOPMENT IMPACTS – PUBLIC SERVICES & TREE MITIGATION

- Water and sewer service is available to serve this site.
- TIA was conducted and did not recommend any off-site improvements.
- No anticipated issues with Town service provision, ISD.
- Removed trees are proposed to be mitigated on site and via fee in lieu of:
 - 218 caliper inches removed (protected)
 - 108 caliper inches to be mitigated on site
 - 110 caliper inches proposed to be mitigated fee in lieu of at \$21,120.



TREE MITIGATION SUMMARY:

MITIGATION REQUIREMENTS:

TOTAL TREES ON SITE:

TOTAL TREES REMOVED:

PROTECTED REMOVALS:

UNPROTECTED REMOVALS:

TOTAL TREES PROVIDED:

SHADE TREES & MEDIUM TREES (17)

ORNAMENTAL TREES (16)

TOTAL MITIGATION REMAINING:

* NOTE: TREES UNDER 4" CAL. NOT DOCUMENTED

495"

495"

218"

277"

108"

110"

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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 9

FOR: 0.

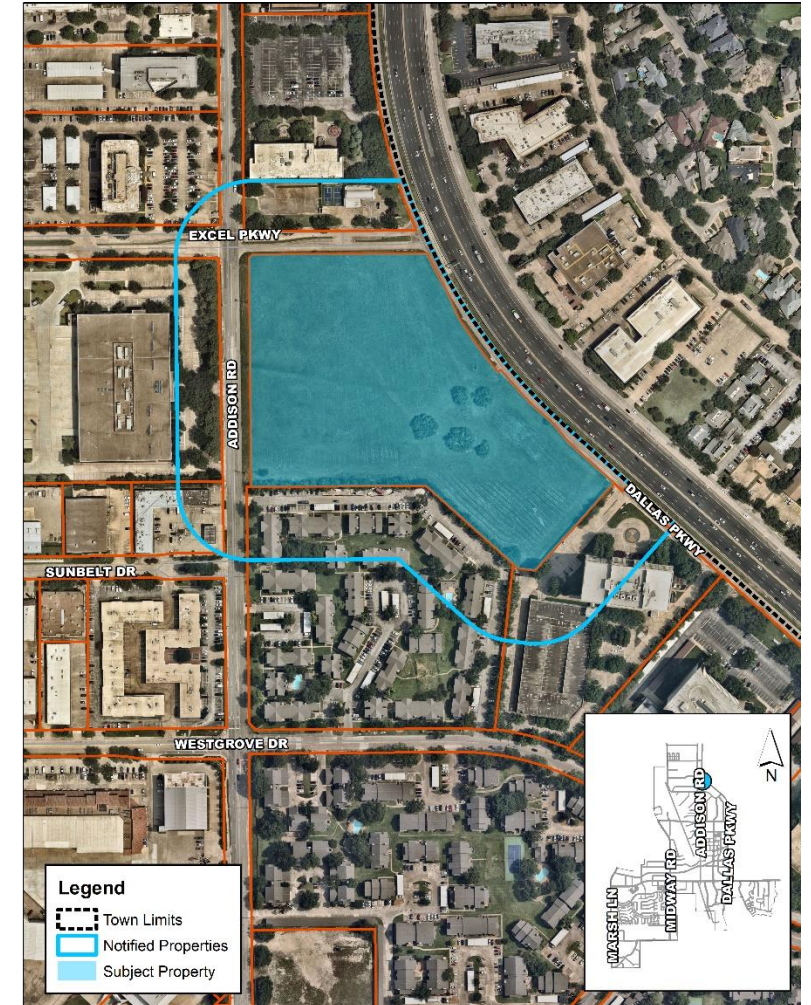
AGAINST: 0.

NEUTRAL: 0.

ADDITIONAL FEEDBACK RECEIVED:

- 2 letters of opposition from Addison residents.

The applicant has not yet held a community meeting related to this request, however, intends to prior to the anticipated City Council meeting.



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STAFF RECOMMENDATION:

Staff recommends **approval** of the request, with the following conditions:

- Prior to approval of construction drawings, the Town and applicant shall enter into a development agreement that further defines requirements for:
 - Performance standards for the timing and construction of the fee-simple townhomes; and
 - Management provisions for the fee-simple townhomes.