

# DYNAMIC

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## GROWTH PARTNERS

September 29, 2025

Lesley Nyp, Development & Neighborhood Svcs. Dir.  
16801 Westgrove Drive  
Addison, TX 75254  
(972)450-2823

### **4460 Beltline Rd. SUP Letter of Intent (Prestige Ambiance)**

Ms. Nyp,

Please accept this letter of intent from applicant J&J No-Limit, Inc. for the redevelopment of a 1.17-acre tract of land zoned L-R, known as 4460 Beltline Road. The applicant's proposal is to improve the vacant 5,682 square foot structure with a modern façade, new interior with patio and rooftop seating for the operations of a restaurant with a hookah lounge. The restaurant will serve Mediterranean style dishes with operating hours on Sunday through Thursday from 10:30 AM to 12:00 AM and on Friday through Saturday from 10:30 AM to 2:00 AM. The expectation is to have 8 employees per shift.

Site improvements include but are not limited to new raised landscaped islands in the parking lot, a looped waterline extension, a firelane, a fire-hydrant, new parking lot striping, patio seating, ADA accessible parking, a solid waste enclosure to match the building façade, and landscaping & irrigation.

Should you have any questions related to the data provided please do not hesitate to contact me.

Respectfully,



Wade Harden  
C: (972)832-2048