



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

**TUESDAY, JANUARY 20, 2026**

**ADDISON TOWN HALL  
15600 ADDISON ROAD, ADDISON, TX 75001**

**6:00 P.M. REGULAR MEETING**

**The Planning and Zoning Commission meeting and public hearing will be held at the Addison Town Hall, 15600 Addison Road, Addison, Texas 75001 on Tuesday, January 20, 2026 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](mailto: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](http://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 December 16, 2025 Planning and Zoning Commission Meeting.
2. Consider action on a replat for the Addison Airport Industrial District, Block A, Lot 14R, for an office/hangar development on 1.57± acres located at northeast corner of the Wright Brothers Drive and Wiley Post Road intersection, addressed as 15500 Wright Brothers Drive. Case R2025-05/Addison Airport Industrial District.

Regular Agenda:

3. Discuss and consider action on the election of a Chair and Vice Chair for the Planning and Zoning Commission.
  
4. Hold a public hearing, present, discuss, and consider action on a request to rezone a 0.729-acre property, located at 1 Commercial Drive, from Mixed-Use Suburban (M-2) to Commercial Limited (CL) zoning district, to construct a multi-tenant building. Case 1946-Z/ 1 Commercial Drive Rezoning.
  
5. Hold a public hearing, present, discuss, and consider action on a request to rezone ±13.7 acres generally located at the southeast corner of Addison Road and Festival Way and the northeast and northwest corner of Quorum Drive and Arapaho Road, from Commercial General (CG) and Planned Development (PD), Ordinance Nos. O24-022, O24-023, O24-024, and O23-011, to a new Planned Development (PD) zoning district, to allow for a transit-oriented mixed-use development comprised of office, parking, hotel, restaurant, retail, and entertainment uses, and associated public and private open space and common areas. Case 1947-Z/Addison Junction (TOD).

**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.**

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POSTED BY: \_\_\_\_\_  
Korrie Becht, Assistant Director of Development Services

DATE POSTED: \_\_\_\_\_

TIME POSTED: \_\_\_\_\_

DATE REMOVED FROM BULLETIN BOARD: \_\_\_\_\_

REMOVED BY: \_\_\_\_\_

**Planning & Zoning Commission**

**1.**

**Meeting Date:** 01/20/2026

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**Agenda Caption:**

Consider Action on the minutes from the December 16, 2025 Planning and Zoning Commission Meeting.

**Staff Report:**

The minutes from the December 16, 2025 Planning and Zoning Commission Meeting have been prepared for consideration.

**Recommendation:**

Staff recommends approval.

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**Attachments**

Minutes of the December 16, 2025 P&Z Meeting

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

December 16, 2025  
6:00 P.M. - Council Chambers  
Addison Town Hall, 5300 Belt Line Road

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

### 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 October 21, 2025 Planning and Zoning Commission Meeting.

Motion: Recommend approval of the Consent Agenda.

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

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

Passed

### Regular Agenda:

1. Consider Action on a replat for the Addison Airport Industrial District, Block A, Lot 14R, for an office/hangar development on 1.57± acres located at northeast corner of the Wright Brothers Drive and Wiley Post Road intersection, addressed as 15500 Wright Brothers Drive. Case R2025-05/Addison Airport Industrial District.

The applicant requested a 30-day extension for the consideration of the replat.

Motion: Recommend approval of the 30-day extension.

Moved by Commissioner Alan Then, Seconded by Commissioner Chelsey Smith

AYE: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Jimmy Barker,  
Commissioner Ed Copeland, 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 for property located at 4460 Belt Line Road, that is currently zoned Commercial Limited (CL) for a restaurant to allow late-night hours of operation and on-site consumption of hookah. Case 1937-SUP/4460 Belt Line Road (Prestige Ambiance Hookah Lounge).

Korrie Becht, Assistant Director of Development Services, presented a Special Use Permit (SUP) for property located at 4460 Belt Line Road, that is currently zoned Commercial Limited (CL) for a restaurant to allow late-night hours of operation and on-site consumption of hookah.

Prestige Ambiance is proposed to be a full-service restaurant with a hookah lounge offering Mediterranean style cuisine. The expectation is to have 8 employees per shift. The applicant proposes to establish a restaurant with late-night hours of operation and on-site consumption of hookah. The space was most recently occupied by Bawarchi Signature and has previously housed Clay Pit and, in the early 1990s, Black Eyed Pea. The site is Approximately 1.17 acres in size and is improved with a single-story building previously used as a restaurant. The surrounding area is characterized by a high concentration of restaurants and commercial uses. The immediate neighbors to the property include Chuy's to the west, Chili's to the east, and the Addison Hotel directly to the south. Other land uses in the area include a mix of restaurants, offices, office/warehouse uses, general retail, and five hotels/motels.

Town staff has reviewed the proposal and determined that it does not comply with the Town's adopted policies and development regulations:

- Article 5.6.4.B – Minimum Landscaped Area
- Article 5.6.4.D.2 – Perimeter Parking Lot Landscaping

Should Planning & Zoning Commission recommend approval of the request, staff recommends including the following conditions:

- The establishment shall operate as a restaurant, which as a business primarily engaged in the preparation and on-premises sale of food and beverages to the general public. The restaurant kitchen and dining service shall remain operational and available during all hours of operation.
- No separate rental of the facility (in whole or in part) for private parties, receptions, banquets, or ticketed events shall occur.
- Cover charges, ticket sales, or admission fees for entry or attendance shall be

prohibited unless specifically approved by the Town through a Temporary Use Permit (TUP).

- DJs, dance floors, or stage performances shall be prohibited.
- The establishment shall maintain a fixed seating layout consistent with an approved floor plan showing a minimum of 60% of the floor area dedicated to dining, inclusive of outdoor dining area and no portion of the premises shall be used primarily as an assembly area or open floor space.
- The establishment shall not operate earlier than 10:00 a.m. and shall close no later than 12:00 a.m. (midnight) daily (Sunday thru Saturday).
- BYOB (Bring Your Own Beverage) services shall be prohibited.
- The Special Use Permit shall be limited to this specific operator and shall not transfer to future tenants or owners of the property.
- There shall be no amplified noise, including speakers, instruments, or other amplifying sound devices used for the ground floor patio area and roof top patio area that generate audible noise beyond the property line past 11:00 PM.

Majeed Khalaf, Roc Design Engineers, and Mike Edwards, property owner, spoke on SUP request.

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

Motion: Recommend denial of 1937-SUP/4460 Belt Line Road (Prestige Ambiance) for the reasons that it does not comply with the Town's adopted policies and regularions.

Moved by Commissioner Jimmy Barker, Seconded by Vice Chair Tom Braun

AYE: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Jimmy Barker,  
Commissioner Ed Copeland

NAY: Commissioner Chelsey Smith, Commissioner Alan Then, Commissioner Tyler Wright  
Passed

3. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted use and development standards and development plans for Planned Development (PD), Ordinance No. 025-026, for an 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive, to allow for the modification and construction of two stand-alone retail buildings (identified as Buildings 15 and 16) within the mixed-use development. Case 1945-Z/AMLI Treehouse, Phase 2 Retail Amendment.

Lesley Nyp, Director of Development and Neighborhood Services, presented on the request to amend the permitted use and development standards and development plans for Planned Development (PD), Ordinance No. 025-026, for an 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive, to allow for the modification and construction of two stand-alone retail buildings (identified as Buildings 15 and 16) within the mixed-use development.

This rezoning request is for an amendment to the existing Planned Development (PD) District for AMLI Treehouse, Phases II, specifically for the two retail buildings. These two retail buildings are identified as Buildings 15 and 16 on the site plan. The AMLI Treehouse project is located on the west side of Midway Road from Beltway Drive to Redding Trail. The project is split into two phases, encompassing 21-acres for a mixed-use neighborhood including 571 multifamily rental units, 30 rental townhome units, 56 fee-simple townhome units, office, retail/restaurant, and public/private open space. This project received zoning entitlements over several years, with Phase I initially receiving approval in 2022 via PD, Ordinance No.

022-25 and Phase II in 2024 via PD, Ordinance No. 024-035. The project was approved for amendments for the fee-simple townhomes via PD, Ordinance Nos. 025-025 and 025-026. Both phases are currently under construction.

The primary developer, AMLI Residential, specializes in rental housing products and obtained zoning approval and has partnered with Cadence Homes to deliver the fee-simple townhome units. Cadence Homes, is a local residential builder specializing in townhome development within the Dallas–Fort Worth Metroplex. The company emphasizes high-quality construction and innovative design in its projects. Cadence Homes currently has townhome communities under construction in Allen, Northlake, Crowley, Irving, Prosper, Mesquite, and McKinney, demonstrating its established presence in the region.

With this request, AMLI Residential is seeking modified permitted use and development standards specific to the speculative stand-alone retail buildings at the southwest corner of the intersection of Midway Road and Beltway Drive. This request also includes development plans for the retail buildings (Buildings 15 and 16). Over the past several months, AMLI has been engaging with potential retail tenants and is seeking approval at this time to begin construction.

Robert Lapp, AMLI Development Co. spoke on the request.

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

Motion: Recommend approval of 1945-Z/AMLI Treehouse Phase 2 Retail Amendment, as presented. (*Original motion*)

Moved by Vice Chair Tom Braun, Seconded by Commissioner Ed Copeland

Request to Amended Original Motion: Recommend approval of 1945-Z/AMLI Treehouse Phase 2 Retail Amendment, except to only allow Beer and Wine Sales, off-premise consumption, as accessory use only.

Amendment moved by Commissioner Jimmy Barker, Seconded by Commissioner Alan Then

Vote to approve proposed amendment:

AYE: Commissioner Jimmy Barker, Commissioner Alan Then

NAY: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Ed Copeland, Commissioner Chelsey Smith, Commissioner Tyler Wright

Amendment Failed

Original Motion: Recommend approval of 1945-Z/AMLI Treehouse Phase 2 Retail Amendment, as presented.

Moved by Vice Chair Tom Braun, Seconded by Commissioner Ed Copeland

AYE: Chair Denise Fansler, Vice Chair Tom Braun, Commissioner Jimmy Barker, Commissioner Ed Copeland, 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.*

No individuals spoke during the citizen comment.

#### Adjourn Meeting

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

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.

**Meeting Date:** 01/20/2026

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**Agenda Caption:**

Consider action on a replat for the Addison Airport Industrial District, Block A, Lot 14R, for an office/hangar development on 1.57± acres located at northeast corner of the Wright Brothers Drive and Wiley Post Road intersection, addressed as 15500 Wright Brothers Drive. Case R2025-05/Addison Airport Industrial District.

**Recommendation:**

The replat has been reviewed by Town staff and determined that it complies with the Town's subdivision and development regulations.

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**Attachments**

R2025-05 - Staff Report

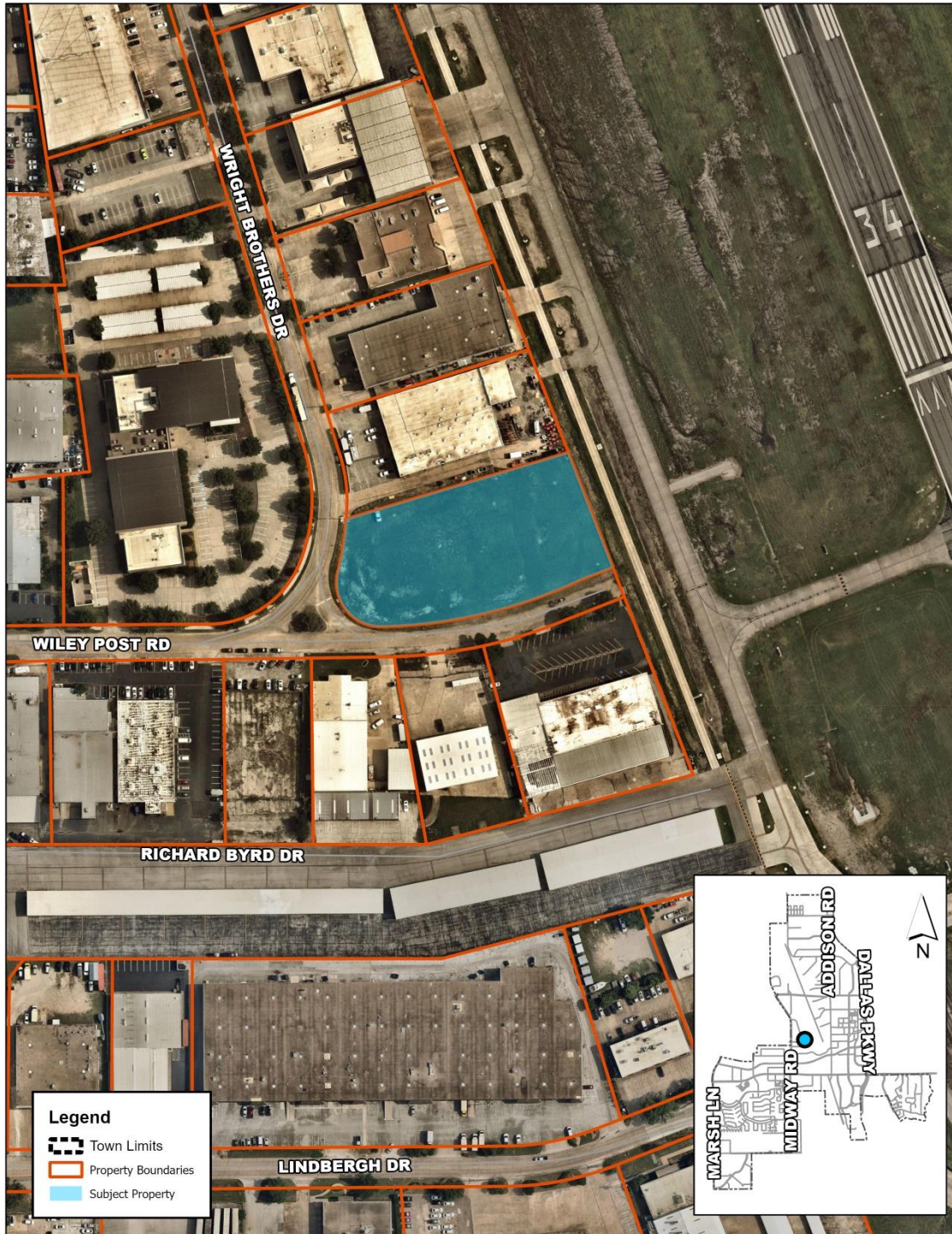
R2025-05 - Replat

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# R2025-05

**Case R2025-05/Addison Airport Industrial District.** Consider Action on a replat for the Addison Airport Industrial District, Block A, Lot 14R, for an office/hangar development on 1.57± acres located at northeast corner of the Wright Brothers Drive and Wiley Post Road intersection, addressed as 15500 Wright Brothers Drive.

## LOCATION MAP





January 20, 2026

**STAFF REPORT**

RE: R2025-05/Addison Airport Industrial District  
(15500 Wright Brothers Drive)

LOCATION: 1.57± acres located at northeast corner of  
the Wright Brothers Drive and Wiley Post  
Road intersection. (Application Date:  
11/17/2025)

REQUEST: Approval of a Replat

APPLICANT: Kelly Morgan, Nelson+Morgan Architects

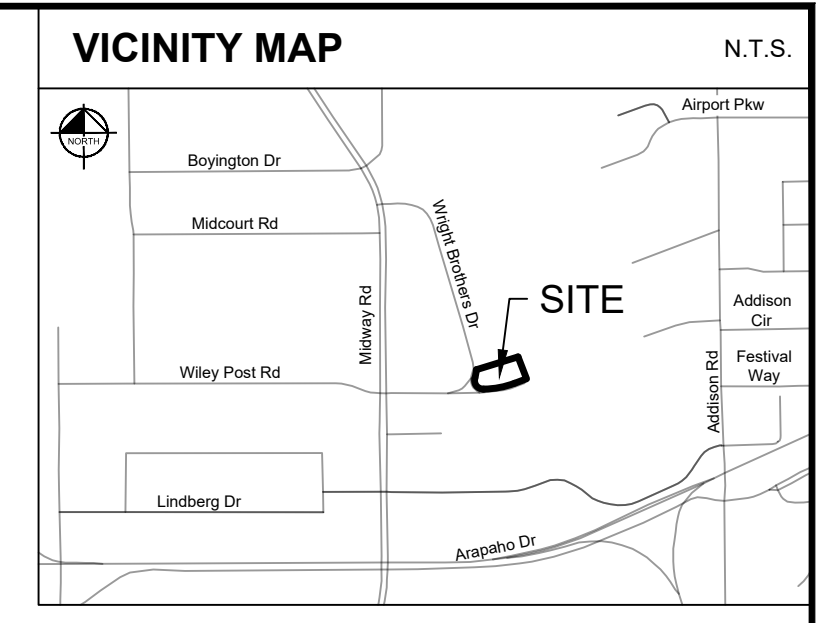
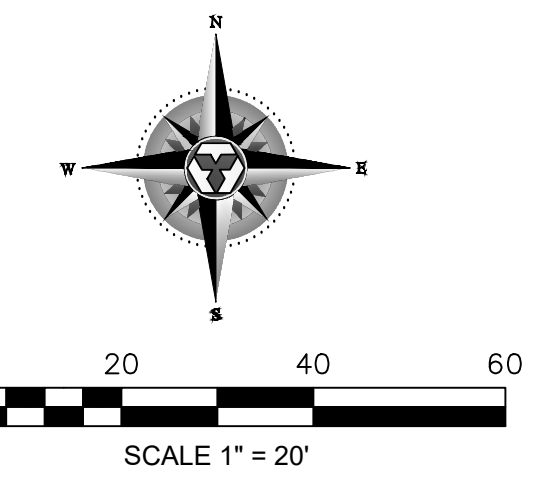
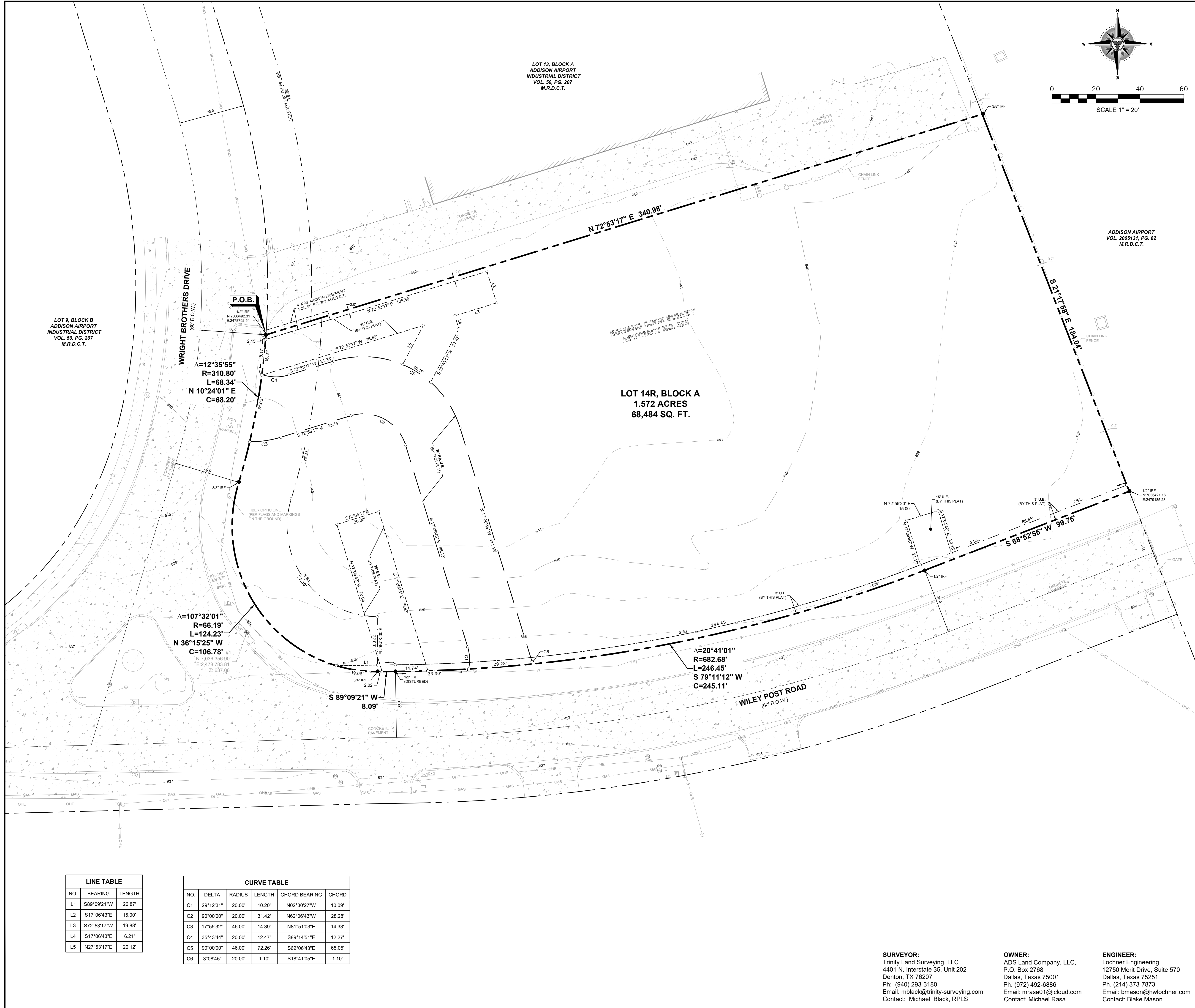
DISCUSSION:

Background: The subject property is located on the northeast corner of the Wright Brothers Drive and Wiley Post Road intersection. On August 19, 2025, this 1.57-acre site received development plan approval for an airport hangar with office (Case No. AZR2025-0061).

The purpose of this plat is to dedicate easements to be used for fire, public access, and utilities. The property boundaries are not proposed to change.

RECOMMENDATION:

The replat has been reviewed by Town staff and determined that it complies with the Town's subdivision and development regulations.



**SURVEYOR'S NOTES:**

All corners are 5/8" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.

The purpose of this plat is to add easements to an existing platted lot for new development.

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.

Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.

Development standards of this plat shall comply with the Unified Development Code as amended.

This site is zoned Light Industrial I-1.

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4813C0180K for Dallas County, Texas and incorporated areas, dated July 07, 2014, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**LEGEND**

---	BOUNDARY LINE
---	BUILDING SETBACK
---	CENTERLINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
IRP	IRON ROD FOUND
DOC. NO.	DOCUMENT NUMBER
NTS	NOT TO SCALE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
F.U.E.	FIRE LANE ACCESS AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
R.O.W.	RIGHT-OF-WAY
P.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
MONUMENT SET	
CONCRETE PAVEMENT	
OHE	OVERHEAD UTILITY LINE
MAJOR CONTOUR LINE	
MINOR CONTOUR LINE	
FR	UNDERGROUND FIBER OPTIC
TEL. BOX	TELEPHONE BOX
SM	STORM SEWER MANHOLE
SSM	SANITARY SEWER MANHOLE
G	GAS METER
U	UTILITY POLE
M	MAIL BOX
W	WATER METER
CV	CURB VALVE
FH	FIRE HYDRANT

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S89°09'21"W	26.87'
L2	S17°06'43"E	15.00'
L3	S72°53'17"W	19.88'
L4	S17°06'43"E	6.21'
L5	N27°53'17"E	20.12'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°12'31"	20.00'	10.20'	N02°30'27"W	10.09'
C2	90°00'00"	20.00'	31.42'	N62°06'43"W	28.28'
C3	17°55'32"	46.00'	14.39'	N81°51'03"E	14.33'
C4	35°43'44"	20.00'	12.47'	S89°14'51"E	12.27'
C5	90°00'00"	46.00'	72.26'	S62°06'43"E	65.05'
C6	3°08'45"	20.00'	1.10'	S18°41'05"E	1.10'

TOWN PROJECT NO. R2025-05

REPLAT  
**ADDISON AIRPORT INDUSTRIAL DISTRICT**  
 LOT 14R, BLOCK A  
 1.572 ACRES  
 BEING A REPLAT OF LOT 14, BLOCK A,  
 ADDISON AIRPORT INDUSTRIAL DISTRICT OUT OF THE  
 E. COOK SURVEY, ABSTRACT NO. 326,  
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

**SURVEYOR:**  
 Trinity Land Surveying, LLC  
 4401 N. Interstate 35, Unit 202  
 Denton, TX 76207  
 Ph: (940) 293-3180  
 Email: mblack@trinity-surveying.com  
 Contact: Michael Black, RPLS

**OWNER:**  
 ADS Land Company, LLC,  
 P.O. Box 2768  
 Dallas, Texas 75001  
 Ph: (972) 492-6886  
 Email: mrasa01@icloud.com  
 Contact: Michael Rasa

**ENGINEER:**  
 Lochner Engineering  
 12750 Merit Drive, Suite 570  
 Dallas, Texas 75251  
 Ph: (214) 373-7873  
 Email: bmason@hwlochner.com  
 Contact: Blake Mason

4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	01/06/2025	2025-067	1 OF 2

DWG NAME: C:\SHARED DRIVES\OFFICE\PROJECT FOLDERS\2025-067 RASA HANGAR PLAT - ADDISON AIRPORT INDUSTRIAL DISTRICT - LOT 14R, BLOCK A - 1.572 ACRES - 1/6/2025 11:24 AM LAST SAVED BY: MICHAEL BLACK 1/6/2025 11:24 AM



**Planning & Zoning Commission**

**3.**

**Meeting Date:** 01/20/2026

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**Agenda Caption:**

Discuss and consider action on the election of a Chair and Vice Chair for the Planning and Zoning Commission.

**Staff Report:**

Staff requests that the Commission discuss and take action to elect a Chair and Vice Chair of the Planning and Zoning Commission for the 2026 calendar year. In 2025, Commissioner Denise Fansler served as the Chair and Commissioner Tom Braun served as the Vice Chair.

**Recommendation:**

Staff requests direction from the Commission.

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**Meeting Date:** 01/20/2026

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**Agenda Caption:**

Hold a public hearing, present, discuss, and consider action on a request to rezone a 0.729-acre property, located at 1 Commercial Drive, from Mixed-Use Suburban (M-2) to Commercial Limited (CL) zoning district, to construct a multi-tenant building. Case 1946-Z/ 1 Commercial Drive Rezoning.

**Recommendation:**

Staff has reviewed the proposal and determined that it complies with the Town's development regulations and is consistent with the Town policies and the adopted master plans.

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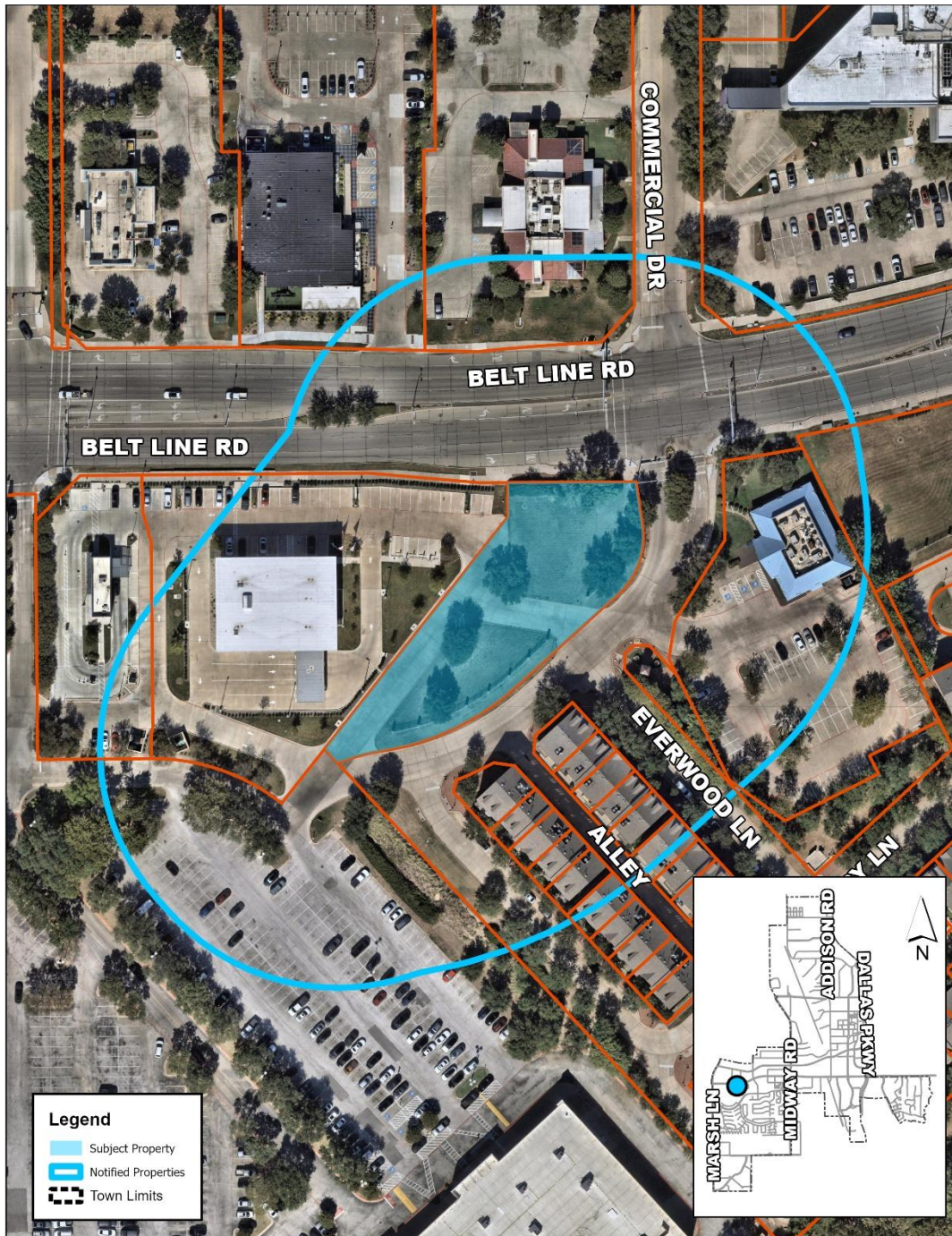
**Attachments**

- 1946-Z Staff Report
  - 1946-Z Letter of Intent
  - 1946-Z Property Survey
-

# 1946-Z

**PUBLIC HEARING** Case 1946-Z/ 1 Commercial Drive Rezoning. Hold a public hearing, present, discuss, and consider action on a request to rezone a 0.729-acre property, located at 1 Commercial Drive, from Mixed-Use Suburban (M-2) to Commercial Limited (CL) zoning district, to construct a multi-tenant retail building.

## LOCATION MAP





January 20, 2026

## STAFF REPORT

RE: Case 1946-Z/1 Commercial Drive Rezoning

LOCATION: 1 Commercial Drive

REQUEST: Rezoning request to Commercial Limited (CL) zoning district to construct a multi-tenant building (Application Date: 11/14/2025).

APPLICANT: Todd Marchesani, Box Investment Group, LLC

## DISCUSSION:

### **Background:**

A request to rezone the subject property from Mixed-Use Suburban Corridor (M-2) to Commercial Limited (CL) has been submitted for the purpose of constructing a multi-tenant building on 0.729 acres. The applicant, Todd Marchesani, Box Investment Group, LLC, currently has the property under contract for purchase with the intent of constructing a single-story 3,000 square foot multi-tenant building. If this rezoning request is approved, the applicant would have to proceed through the site development and permitting process prior to construction.

The subject property is currently vacant and zoned Mixed-Use Suburban Corridor (M-2). The [Mixed-Use Suburban Center \(M-2\)](#) zoning district is intended to accommodate small-to medium-scale mixed-use development that promotes sustainable infill and redevelopment of older commercial sites, while ensuring that the site design, uses, and scale are compatible with adjacent properties.

The [Commercial Limited \(CL\)](#) zoning district intended to accommodate small-scale commercial, retail, office, service-oriented, and accessory uses. This district is typically located along collector and arterial corridors and is designed to allow for safe access by pedestrians, bicyclists, transit users, and motorists. The CL district is intended to promote sustainable infill and redevelopment of older commercial sites, while ensuring that the site design, uses, and scale are compatible with adjacent properties.

The applicant is requesting to rezone the property from Mixed-Use Suburban Corridor (M-2) to Commercial Limited (CL) due to the constraints created by the minimum building height requirement of the M-2 zoning district. The M-2 district requires a minimum building height of 25 feet, while the CL district does not establish a minimum height. Although the proposed development has not been finalized, the applicant has indicated that the project is anticipated to be a single-story building. This type of development is typically constructed at a height of approximately 15 to 20 feet, which would not meet the minimum height requirement of the M-2 district. The requested rezoning would allow the proposed development to be developed at a scale consistent with the anticipated building design.

Additional design standards that are different between the existing and proposed zoning district are the Minimum Landscaped Area and Building Materials

- **Open Space Requirements** ([Article 5.6.4 – Minimum Landscaping Required](#))
  - **M-2 District:** Requires **10%** open space.
  - **CL District:** Requires **20%** open space.
    - Rezoning the subject property would increase the landscaped area required for development of this site.
- **Building Material Standards** ([Table 5.7-3 Allowed and Prohibited Building Materials \(Mixed-Use & Nonresidential\)](#))
  - **M-2 District:** Does not allow for concrete tilt wall construction and plate glass.
  - **CL District:** Allows for concrete tilt wall construction and plate glass.
    - Rezoning the subject property would allow more flexibility in the building materials used for construction.

### Zoning History:

YEAR	ZONING DESIGNATION	ACTION TAKEN	NOTES
PRE-1980	Local Retail (LR) & Apartment (A)	Original zoning designation	Allowed typical commercial uses, multifamily, and other residential uses
1980 ( <a href="#">PD Ord 626</a> )	Planned Development	Rezoned from LR/A to PD	Allowed typical commercial uses
2006 ( <a href="#">006-026</a> )	Belt Line (BL)	Rezoned from PD to BL	Promoted flexible mixed-use redevelopment along Belt Line Road
2025 ( <a href="#">025-015</a> )	Mixed-Use Suburban Corridor (M-2)	Rezoned from BL to M-2	Zoning district updated following adoption of Unified Development Code (effective September 1, 2025)
PROPOSED	Commercial Limited (CL)	Rezone from M-2 to CL	Allow construction of multi-tenant building

### Compliance with the Town’s 2013 Comprehensive Plan:

The 2013 Comprehensive Plan assessed future land use needs of identified properties through a Town-wide “Attributes of Success” analysis, a qualitative assessment of the presence of key traits that are found to be shared by successful communities. This assessment was carried out across the Town’s six geographical sectors, with the subject property being located in Sector 3. The 2013 Comprehensive Plan did not address this property, as the “Attributes of Success Analysis” focused on mature, developed properties experiencing varied degrees of success and decline at that time.

Staff has reviewed the proposal and has not identified any conflicts with the 2013 Comprehensive Plan.

### Compatibility with Other Town Policies:

- [Master Transportation Plan:](#) The subject property is located at the corner of Belt Line Road and Commercial Drive.

- Belt Line Road: The Master Transportation Plan designates Belt Line Road as a *Principal Arterial*. This roadway type typically carries the highest traffic volumes with longer trip demands and provides connectivity between surrounding cities and major activity centers. Belt Line Road is also identified on the Active Transportation Connectivity map as an *Enhanced Pedestrian Path*, which emphasizes pedestrian use through the incorporation of wider sidewalks, enhanced streetscaping, parkway buffers from moving traffic, and improved access to adjacent businesses.
- Commercial Drive: The Master Transportation Plan designates this section of Commercial Drive as *Residential Local*. This roadway type provides direct access to adjacent destinations and is not intended for through traffic.
- **Parks, Recreation, and Open Space Master Plan:**
  - The subject property was not specifically identified or addressed in the Parks, Recreation, and Open Space Master Plan; however, it is currently served by parks within the Les Lacs/Addison Athletic Club area.
- **Trails Master Plan:**
  - Commercial Drive: The Trails Master Plan does not identify this segment of Commercial Drive.
  - Belt Line Road: The Trails Master Plan identifies this segment of Belt Line Road for a “wide sidewalk with buffer”. The proposed rezoning would not interfere with these planned facilities.
    - Development Responsibility: Any future development would be expected to improve the street frontages to meet the design standards identified in the Trails Master Plan, including a 8-10 foot sidewalk with landscape buffer.
  - The Future Trail Network Map in the Trails Master Plan can be found [here](#).

#### **Compatibility with Adjacent Uses:**

The subject property is surrounded by a variety of uses, including fee-simple townhouses and commercial uses. These surrounding uses are compatible with uses permitted within the Commercial Limited (CL) zoning district, ensuring consistency with the area’s existing development patterns.

#### **Public Service Demand:**

The proposed development can be adequately served by existing public infrastructure improvements. As the site is currently vacant, the proposed development will introduce new public service and utility demands; however, these demands are expected to be accommodated by the existing infrastructure.

#### **Public Notice:**

In accordance with Town Ordinances and State Statutes, The Town notified adjacent property owners (within 200 feet). At the time of the packet posting, staff has not received any input on the request.

#### **RECOMMENDATION:**

Staff has reviewed the proposal and determined that it complies with the Town’s development regulations and is consistent with the Town policies and the adopted master plans.



November 13, 2025

Addison Town Hall  
15600 Addison Road  
Addison, TX 75001  
(beginning November 12, 2025)  
Front Desk: 972-450-7000

Subject: Letter of Intent – Re-Zone Letter of Intent of a .7290-acre parcel of land located at 1 Commercial Drive, Addison, TX (Lot 1 Block E Asbury Circle)

Dear Development Services Staff:

On behalf of Box Investment Group, we would like to formally submit the attached re-zone application for the above-mentioned property to **change the existing M-2 Mixed-Use Suburban Corridor zoning to Commercial Limited (CL) zoning** category. We attended a pre-development meeting with City Staff on October 17, 2025, in which we discussed our proposed single story, 3,000 square foot office/retail building.

The intent of the re-zone is to allow for a single-story building within the CL zoning category. Currently, we have not designed the final height, however, we know that our single-story building will be less than 25' which is the minimum required height within the M-2 zoning category. Thus, the re-zone request.

We understand the allowable uses to be generally the same and we know that the open space requirement increases from 10% to 20% with the change from M-2 to CL.

This proposed development would be consistent with scale of the surrounding neighborhood.

We appreciate the City's assistance and look forward to working collaboratively through the development process. Please contact me at 972-897-2060 or [toddm@boxinvestmentgroup.com](mailto:toddm@boxinvestmentgroup.com) to answer any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Marchesani", is written over a horizontal line.

**Todd Marchesani** • Partner  
(972) 897-2060  
[toddm@boxinvestmentgroup.com](mailto:toddm@boxinvestmentgroup.com)  
[www.boxinvestmentgroup.com](http://www.boxinvestmentgroup.com)



**Meeting Date:** 01/20/2026

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**Agenda Caption:**

Hold a public hearing, present, discuss, and consider action on a request to rezone ±13.7 acres generally located at the southeast corner of Addison Road and Festival Way and the northeast and northwest corner of Quorum Drive and Arapaho Road, from Commercial General (CG) and Planned Development (PD), Ordinance Nos. O24-022, O24-023, O24-024, and O23-011, to a new Planned Development (PD) zoning district, to allow for a transit-oriented mixed-use development comprised of office, parking, hotel, restaurant, retail, and entertainment uses, and associated public and private open space and common areas. Case 1947-Z/Addison Junction (TOD).

**Recommendation:**

Staff has reviewed the proposal and determined that it complies with the Town’s development regulations and is consistent with the Town policies and the adopted master plans.

If the Planning & Zoning Commission recommends approval of the request, staff recommends including the following conditions of approval:

- The development shall be executed in accordance with the attached Concept Plan, Permitted Uses & Development Standards, and the definitive agreements for the project.
- Final Planned Development Site Plan approval shall be completed prior to issuance of a permit for the construction of site infrastructure.

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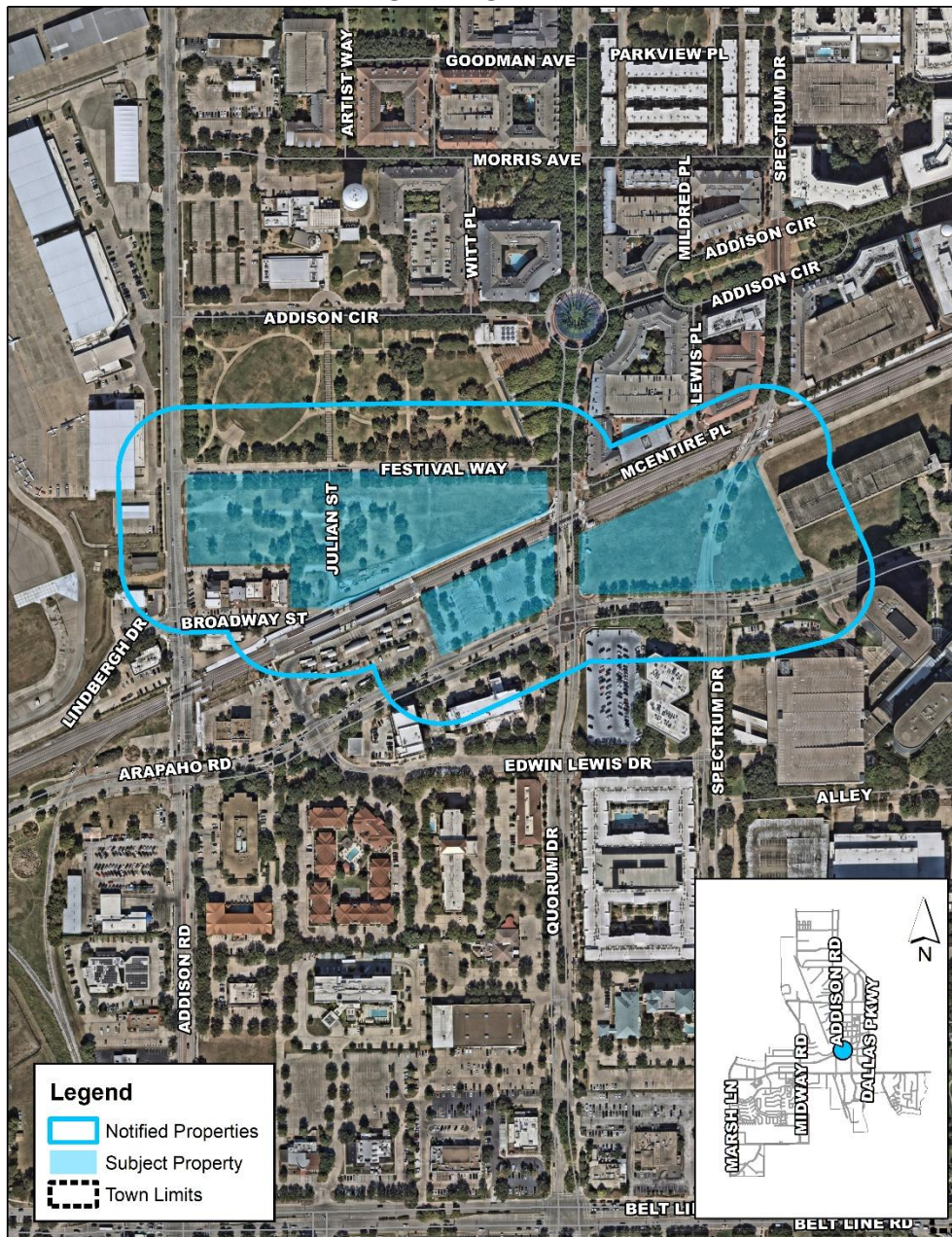
**Attachments**

- 1947-Z Staff Report
  - 1947-Z Letter of Intent
  - 1947-Z Permitted Use and Development Standards
  - 1947-Z Concept Plan
  - 1947-Z Conceptual Renderings
-

# 1947-Z

**PUBLIC HEARING** Case 1947-Z/Addison Junction (TOD). Hold a public hearing, present, discuss, and consider action on a request to rezone ±13.7 acres generally located at the southeast corner of Addison Road and Festival Way and the northeast and northwest corner of Quorum Drive and Arapaho Road, from Commercial General (CG) and Planned Development (PD), Ordinance Nos. O24-022, O24-023, O24-024, and O23-011, to a new Planned Development (PD) zoning district, to allow for a transit-oriented mixed-use development comprised of office, parking, hotel, restaurant, retail, and entertainment uses, and associated public and private open space and common areas.

## LOCATION MAP





January 20, 2026

**STAFF REPORT**

RE: 1947-Z/Addison Circle Station - Phase I Amendment

LOCATION: ±15.5 acres generally located at the southeast corner of Addison Road and Festival Way and the northeast and northwest corner of Quorum Drive and Arapaho Road

REQUEST: To rezoning the subject property from Commercial General (CG) and Planned Development (PD), Ordinance Nos. O24-022, O24-023, O24-024, and O23-011, to a new Planned Development zoning district to allow for Addison Junction, a transit-oriented mixed-use development comprised of office, parking, hotel, restaurant, retail, and entertainment uses, and associated public and private open space and common areas. (Application Date: 10/14/2025).

APPLICANT: Byron C. Cook, Quadrant Investment Properties (QIP), and the Town of Addison

**DISCUSSION:**

Background: The Addison Circle Station TOD has been a long-range strategic initiative intended to expand the Addison Circle district character and transform the area surrounding the DART Silver Line rail station and Addison Circle Park into a vibrant, walkable, mixed-use urban district. This area generally includes ±15.5 acres of Town and DART-owned property generally located at the southeast corner of Addison Road and Festival Way, and the northeast and northwest corners of Quorum Drive and Arapaho Road. This property is bordered by Addison Road, Festival Way, Addison Circle Park, DART right-of-way, Arapaho Road, and the Millennium Office development to the east. The property is also bisected by Quorum Drive and Spectrum Drive.

The TOD area is guided by the [Addison Circle Special Area Study](#), which was adopted by Council in 2019 and provides a cohesive development framework built around the following goals:

- Extend the existing urban neighborhood character of Addison Circle;
- Maximize access and connectivity;
- Diversify land use and economic opportunities;
- Enhance public spaces; and
- Promote a vibrant destination for residents, businesses, and visitors.

Between 2017 and 2019, the Town of Addison initiated a visioning process to guide future development around the planned DART Silver Line station. In November 2017, the City Council

authorized the development of the Addison Circle Special Area Study. A 14-member Special Project Committee was appointed to guide the effort, which included extensive stakeholder interviews, community meetings, and Council workshops. These efforts culminated in the formal adoption of the plan in February 2019. The study identified strategic opportunities and established a vision for a vibrant, mixed-use, transit-oriented district that builds upon the existing character of Addison Circle.

From 2020 to 2022, the Town focused on identifying a development partner to bring this vision to life. In September 2020, Cushman & Wakefield was retained to assist with marketing and master developer selection. A formal Request for Proposals (RFP) was issued in April 2021, and several proposals were received. In December 2021, AMLI Residential and Stream Realty Partners submitted a joint proposal, which was selected in March 2022 as the preferred development team. On April 12, 2022, the City Council approved the initial Memorandum of Understanding (MOU), granting AMLI and Stream exclusive negotiation rights and setting the stage for detailed planning for the project.

Between 2023 and 2024, a series of MOU amendments were executed to address evolving project conditions. Amendments 2 through 4, approved between January and June 2023, focused on refining the development program, adjusting public incentives, and modifying the design of the parking garages. In October 2023, Stream Realty withdrew from the project, leading to Amendment 5, which retained AMLI as the residential developer and extended the MOU timeline to allow the Town and AMLI time to identify a new office development partner. This resulted in Amendment 6, approved in January 2024, which formalized the selection of [Quadrant Investment Properties \(QIP\)](#) as the new lead for the office component, replacing Stream Realty and allowing the project to move forward with a revised development team.

On April 23, 2024, the Town Council approved a zoning amendment and modification to the Planned Development (PD) district for the Transit-Oriented Development (TOD) area. This action provided the necessary entitlements to advance the updated master plan and align the zoning with the intended mixed-use development vision. However, the following day, on April 24, 2024, AMLI notified Town staff that Chicago Title had discovered a Restricted Use Covenant affecting the TOD Multi-Family Tower Parcel. This type of restriction, recorded on the plat, can limit how a parcel may be developed by regulating land use, building form, or site layout. In response, the Town engaged Benchmark Title on April 26, 2024, to conduct a detailed review of the restriction and identify potential solutions. Preliminary findings indicate that the restriction originates from [Ordinance 095-032](#).

Following the determination that the Restricted use Covenant would create challenges for the previously approved plan, Town staff continued exploring possible solutions for future development of the this area. Town staff continued to engage with QIP to develop a proposal that was guided by a clear and unified set of priorities that reflect the Town of Addison's long-term planning documents and Council's strategic goals. At the core of the vision is the creation of a vibrant, mixed-use environment that includes office, residential, hospitality, retail, and entertainment components. Emphasis is placed on the development of high-quality public spaces such as plazas, streetscapes, and pedestrian-focused amenities. From an economic standpoint, the development is expected to stimulate business growth, expand the Town's tax base, and generate employment opportunities. Additionally, the TOD will support strong placemaking and branding efforts that reinforce Addison's identity as a premier regional destination.

At the [April 22, 2025 meeting](#), City Council approved a new MOU with QIP to established a 120-day exclusivity period, during which the Town agreed to negotiate only with QIP while both parties

assessed project feasibility to develop a plan including hotel, office, retail, parking, and public amenities.

At City Councils [September 9, 2025 meeting](#), the Town entered into a Master Development Agreement with QIP for the development of Addison Junction. The project is designed to establish a regional entertainment destination and serve as a catalyst for Addison's commercial base by introducing new public gathering spaces that build on Addison Circle's existing strengths and reinforce the Town's standing as one of North Texas' premier destinations for dining, culture, and events. The TOD further expands Addison's live-work-play ecosystem with an upper-upscale boutique hotel, a Class A mass-timber office, and a curated mix of restaurants and entertainment uses. While the MDA outlined 4 phases of development, many of these phases will be under construction concurrently. The phases include:

- **Phase 1:** Entertainment facility, full-service restaurant and/or retail facilities containing a minimum of 30,000 square feet for restaurant/retail use, farmer's market, public park, pickleball courts, and surface parking
- **Phase 2 (The Hangar):** Full-service restaurant and/or general retail facilities to be located on DART Parcel containing a minimum 12,000 square feet for restaurant and/or general retail use
- **Phase 3:** Class A mass timber office building containing a minimum of 155,000 square feet for office use, a separate building containing 6,675 square feet for retail use, and a public parking structure supporting the office and retail uses
- **Phase 4:** Boutique hotel (150-key hotel similar in type to a 'collection' or 'lifestyle' brand with upper upscale quality), guest amenities and meeting space, and a supporting parking structure

With this request, the Town and developer (QIP) are seeking approval of a Preliminary Planned Development (PD) and Concept Plan. This request would rezone the subject property and provide land use entitlements based upon the concept plan. The next step of this zoning approval process will be to submit Final PD Developments Plans once the design is refined.

Proposed Concept Plan: The programming proposed for this project is comprised of four primary development components, as well as open space improvements throughout and enhancements to the streetscape of Addison Road, Arapaho Road, Festival Way, and Quorum Drive, and Spectrum Drive.

These four primary components include:

QIP Office Building and Parking Structure: The proposed office is located at the northwest corner of the Arapaho Road and Spectrum Drive intersection and includes a 6-story building accommodating 155,000 square feet of gross floor area. To the east of the office building, a 6-level, 560± space parking structure will be constructed at the intersection of Arapaho Road and Spectrum Drive. Access to the parking structure will be provided from both Arapaho Road and Spectrum Drive. The parking structure and office building will be connected via covered pedestrian access.

Entertainment (Beer Garden): The proposed one-to-two-story entertainment facility, located south of Festival Way and central to the site, will include a 14,000 square foot indoor space and additional outdoor programmed space. This facility is intended to provide food and beverage services as well as entertainment, such as live music.

**Retail/Restaurant:** Throughout the project, a variety of retail and restaurant space is offered. This includes ±23,000 square feet across 5 one-to-two-story stand-alone retail/restaurant structures and the 12,236 square foot structure referred to as *The Hangar*.

**Hotel and Parking Structure:** The boutique hotel is located at the southeast corner of Addison Road and Festival Way. It is proposed to be 7 stories and offer approximately 150 guest rooms with guest amenities and meeting space. This building has access to a 5-level parking structure that will provide up to 631 parking spaces. Access to the parking structure is intended along Festival Way and the southern alley.

**Proposed Permitted Uses and Development Standards:** The developer proposes to substantially comply with the Mixed-Use Center (M-4) zoning district within the Unified Development Code (UDC) for this development. The M-4 zoning district is based upon the existing development style and character of the Addison Circle neighborhood. The request includes modifications to the following standards:

**Permitted Uses**

To align with an entertainment destination, the applicant has requested the following uses be permitted at Addison Junction:

- Recreation Facilities, Outdoor
- Brewpub, Distillery, or Winery (Allowed by SUP)
- Hote, Full Service.
- Entertainment/Event Facility (Indoor and/or Outdoor)
  - Definition: Definition: A commercial entertainment or event use conducted indoors, outdoors, or a combination of both, which is primarily intended to accommodate the public for cultural, recreational, artistic, athletic, or social events, including but not limited to live performances, exhibitions, spectator activities, and programmed gatherings. Accessory uses that are customary to the entertainment or event function, and that are intended to serve event patrons, performers, staff, or visitors are permitted. These accessory uses may include, but are not limited to, food and beverage service, retail sales, rehearsal rooms, equipment storage, office space, or outdoor plazas.
  - This definition does not include adult entertainment establishments, casinos/gambling halls, nightclubs, or private event venues.

All other use allowances are proposed to comply with the M-4 district. Unless otherwise defined within the ordinance, all definitions are proposed to follow the UDC.

**Building Setbacks**

The M-4 zoning district requires buildings to be constructed close to the street frontage to create an urban and pedestrian friendly environment. The build-to-range setback range for the M-4 is 0-10 feet for the proposed development.

The applicant has required to deviate from this standard to accommodate multiple frontages. While not directly onto a public right-of-way, this project offers many different entry points for vehicles and pedestrians. Requiring the build-to-range along the perimeter of the project, while neglecting the trail adjacency, did not align with the intent of the standard. The proposed concept plan generally aligns with the setbacks and the intent of

this standard by prioritizing the pedestrian realm and ensuring the proposed buildings engage with the street frontage.

Parking

The applicant proposed to meet all parking requirements as identified within the M-4 zoning district, however, additional refinement and operational standards will be outlined within the definitive agreements between the Town and developer at a later date.

Mechanical Equipment Placement and Screening

The Town is asking that all mechanical equipment be roof mounted and screened so as not to detract from a pedestrian friendly environment. The developer will comply with all minimum standards within the M-4 zoning district.

Solid Waste and Recycling

The Town is asking that solid waste and recycling services be shared, where feasible, and throughout the development to not detract from a pedestrian friendly environment. Freestanding solid waste or recycling features are to be prohibited.

Compliance with Town Land Use and Development Policies: In considering rezoning requests, it is important for Town leadership to utilize the Town's long range planning documents to evaluate compliance with Town land use and development policies. Most notably for this request, this includes consideration of the Town's Comprehensive Plan, the Addison Circle Special Area Study. Key considerations include:

2013 Comprehensive Plan and the Addison Circle Special Area Study

In December 2017, the Town initiated the Addison Circle Special Area Study. This long range planning process included feedback from two community workshops, interviews with key stakeholders including local residents and property owners, and direction and guidance from a Special Project Committee appointed by the City Council.

The study addresses two individual study areas: Addison Central, located along the future Silver Line, north of Arapaho Road, and Addison Circle West, located along the western edge of the existing Addison Circle district, east of Addison Road and south of Airport Parkway. In February 2019, the City Council amended Addison's Comprehensive Plan to adopt the findings of the Addison Circle Special Area Study.

Study Compliance Considerations

This proposed rezoning request meets the intent of this study and complies with the vision, guiding principles, and strategic direction envisioned for this area. Most prominent areas of study alignment include:

1. Vision: This request furthers the Town's goal of being a major destination on the Silver Line, and enhances Addison Circle's reputation as a desirable place to live, work and play, and strengthens the Town's tax base.
2. Guiding Principles: This request aligns with the guiding principles of this study by maintaining and extending the character of the Addison Circle neighborhood, respecting the physical constraints of Addison Airport, accommodating transit-oriented development that maximizes the benefit of transit, achieving elevated streetscape and civic space design to support a pedestrian friendly environment, and achieving substantial private investment while minimizing public subsidy.

3. Strategic Direction: This request aligns with the strategic direction by providing a mix of uses that is both unique and thoughtfully integrated by this proposed concept plan. This request will ensure that Addison Junction will be a prominent destination in the Silver Line corridor, providing a prominent pedestrian connection between the station area and Addison Circle Park. Finally, this request achieves the Town's desired economic yield and will help the Town fund needed services, infrastructure, and facility maintenance.

Development Impacts: In the review of this rezoning request, assessment of anticipated impacts of the development should be carefully considered. These considerations include:

Traffic Generation and Circulation

The Town required the applicant to submit traffic data assumptions based upon the proposed uses. At this time, the anticipated traffic generation for the development do not exceed the thresholds established to require a Traffic Impact Analysis (TIA).

Staff utilized knowledge from previous iterations of the TOD, Town traffic data, and studies for this area to support the review and consideration of this proposal. There are no proposed modifications to the existing roadway network with this proposal.

Utility and Drainage Analysis

At this feasibility stage, the applicant has demonstrated the capacity to connect to the Town's utility network and to mitigate the impacts of any surface runoff generated by this site. If this project is approved, detailed civil engineering plans will be prepared for the proposed connections to the Town's water and sanitary sewer systems, and the required drainage infrastructure needed to convey site generated runoff.

Existing Site Encumbrances

With this project, the rear alley that borders this site while also serving the existing Broadway Street properties and Julian Street, will be reconstructed to serve as emergency and vehicular access for the development.

Addison Airport

Town staff and the developer have taken airport constraints into consideration with this development, specifically to accommodate building heights that meet the intent of the airport height restrictions. Final compliance will be determined through application for FAA Part 77 review during the building permit review process.

Public Services Capacity

This development provides sufficient access for emergency services through its highly accessible location. As the development is established, the presence of additional people in the area will have a positive impact on public safety, as it will put "eyes on the street" that result in this area being less vulnerable to loitering and vagrancy.

With its adjacency to Addison Circle Park and the Cotton Belt trail, as well as the open space proposed with this project, this will be one of the most highly amenitized development in Addison as it relates to open space and recreation opportunities.

Community Input: In accordance with Town Ordinances and State Statutes, The Town notified adjacent property owners (within 200 feet) of the subject property. At the time of packet posting, staff has not received any responses.

RECOMMENDATION:

Staff has reviewed the proposal and determined that it complies with the Town's development regulations and is consistent with the Town policies and the adopted master plans.

If the Planning & Zoning Commission recommends approval of the request, staff recommends including the following conditions of approval:

- The development shall be executed in accordance with the attached Concept Plan, Permitted Uses & Development Standards, and the definitive agreements for the project.
- Final Planned Development Site Plan approval shall be completed prior to issuance of a permit for the construction of site infrastructure.

**11/3/2025**

**Town of Addison** Development Services Department  
16801 Westgrove Drive  
Addison, TX 75001

**RE: Letter of Intent – Planned Development Zoning Request Application for Addison Transit-Oriented Development (TOD) Project**

Dear Town of Addison Planning & Zoning Commission and City Council,

On behalf of Quadrant Investment Properties, LLC, we are pleased to submit this Letter of Intent in support of our application for a Planned Development (PD) Zoning Request for the Addison Transit-Oriented Development (TOD) project, located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road. This application is submitted in alignment with the Town's adopted vision for the Addison Circle Special Area and the strategic goals established by the City Council.

**Project Overview:** The Addison Transit-Oriented Development (TOD) is a long-range, strategic initiative designed to transform the area surrounding the future DART Silver Line rail station and Cotton Belt Trail into a vibrant, walkable, mixed-use urban district. The project leverages public investment in transit infrastructure to catalyze high-quality development, diversify land use, support economic growth, and enhance mobility and placemaking in Addison.

**Company Background:**

Founded in 2012 by Chad Cook, Quadrant Investment Properties is a full-service real estate investment company that develops and redevelops commercial properties into dynamic, community focused spaces that meet the needs of the next generation user.

Our expertise lies in developing and redeveloping buildings with a keen eye for design, innovation, and sustainability. We take pride in our ability to create value by transforming spaces into vibrant, modern communities where businesses can thrive, and individuals can connect.

At QIP, we aspire to be best-in-class in everything we do. Behind our work stands an accomplished, dedicated team of some of the industry's most talented visionaries, united in our passion for placemaking and delivering unparalleled service.

## **Project Details**

- The TOD encompasses multiple phases, beginning with approximately 13.7 acres of Town-owned property at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road. Additionally, this project includes a portion of the DART-owned parcel at the northwest corner of Quorum Drive and Arapaho Road.
- The development is envisioned as a mixed-use environment, including office, hospitality, retail, entertainment, and public spaces, with a focus on high-quality design and urban character.
- The current development team includes Quadrant Investment Properties (QIP) and the Town of Addison.
- The Town and QIP entered into a Master Development Agreement (MDA), approved September 9, 2025.

## **Objectives**

- Extend the urban neighborhood character of Addison Circle and maximize access and connectivity.
- Diversify land use and economic opportunities, including office, hotel, retail, and entertainment components.
- Enhance public spaces, streetscapes, and pedestrian-focused amenities to promote walkability and reduce car dependency.
- Create a vibrant destination for residents, businesses, and visitors, supporting strong placemaking and branding efforts.
- Stimulate business growth, expand the Town's tax base, and generate employment opportunities.
- Create opportunities for future phases of development to expand TOD as appropriate.

## **Next Steps**

- The Town and QIP will continue to refine the development plans, including site plan, landscape plan, façade plans, and floor plans, as well as phasing timelines, and financial strategies related to the definitive agreements.

We respectfully request favorable consideration of this Planned Development (PD) Zoning Request application, with the approval of a concept plan and permitted use and development standards. The Addison TOD project represents a unique opportunity to realize the Town's vision for a dynamic, mixed-use, transit-oriented district that will serve as a catalyst for future redevelopment and reinvestment throughout the Addison Circle area.

Thank you for your consideration. We look forward to working collaboratively with the Town of Addison to bring this transformative project to fruition.

Sincerely,

Chad Cook

Managing Member, Quadrant Investment Properties, LLC

[chad@quadrantinvestments.com](mailto:chad@quadrantinvestments.com)

## PERMITTED USES AND DEVELOPMENT STANDARDS

All Permitted Uses and Development Standards shall comply with the Mixed-Use Center (M-4) zoning district within the Unified Development Code unless otherwise modified herein:

### 1. **Permitted Uses:**

- A. Recreation Facility, Outdoor.
- B. Brewpub, Distillery, or Winery (allowed by Special Use Permit).
- C. Hotel, Full Service.
- D. Entertainment/Event Facility (Indoor and/or Outdoor).
  - i. Definition: A commercial entertainment or event use conducted indoors, outdoors, or a combination of both, which is primarily intended to accommodate the public for cultural, recreational, artistic, athletic, or social events, including but not limited to live performances, exhibitions, spectator activities, and programmed gatherings. Accessory uses that are customary to the entertainment or event function, and that are intended to serve event patrons, performers, staff, or visitors are permitted. These accessory uses may include, but are not limited to, food and beverage service, retail sales, rehearsal rooms, equipment storage, office space, or outdoor plazas.
  - ii. This definition does not include adult entertainment establishments, casinos/gambling halls, nightclubs, or private event venues.
- E. All other uses as defined in the Table of Allowed Use for the Mixed-Use Center (M-4) Zoning District.

### 2. **Building Setbacks:**

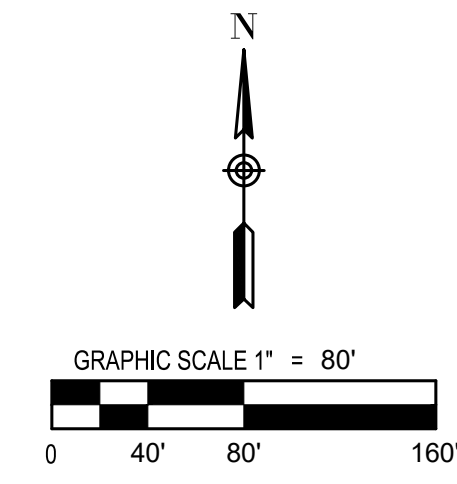
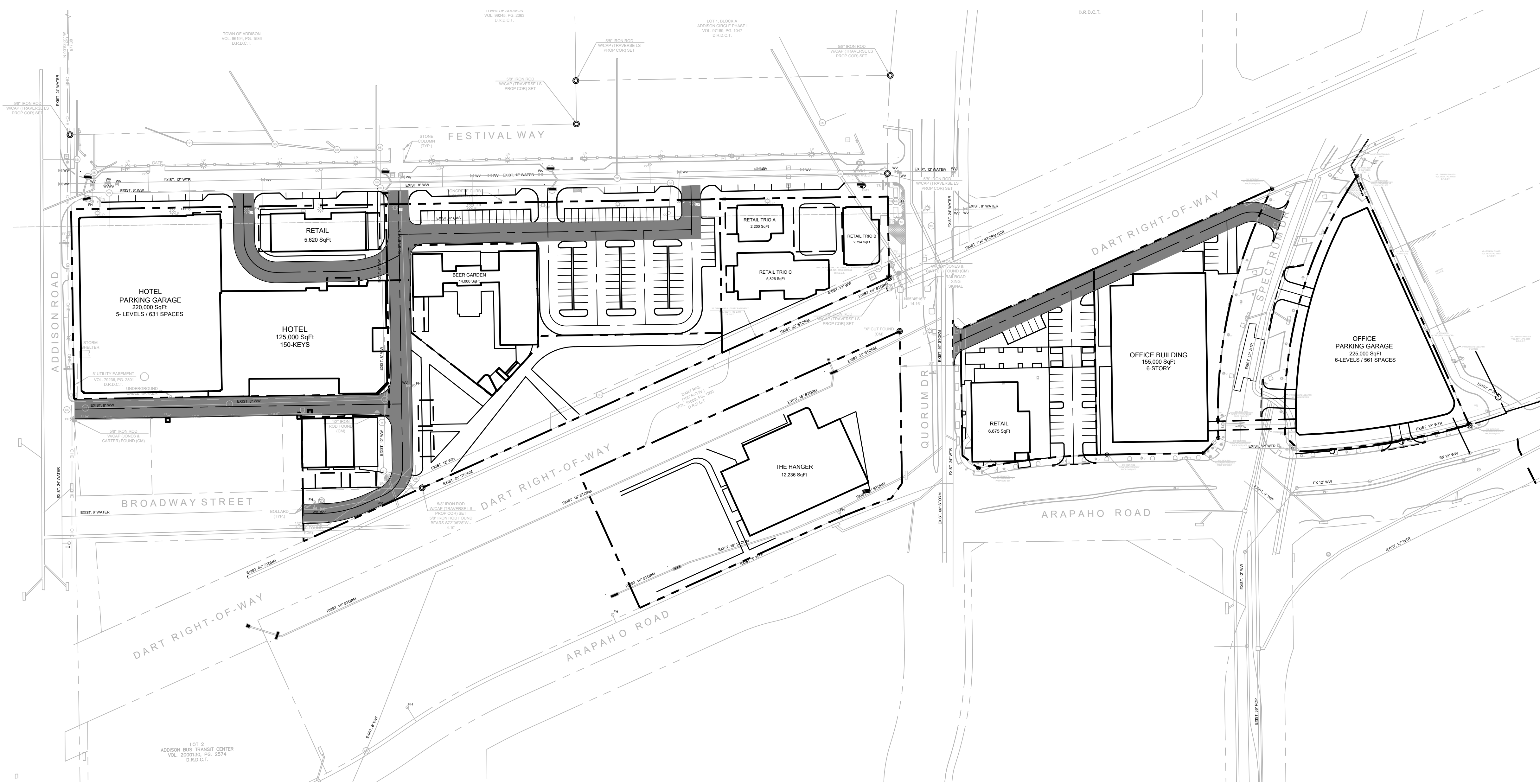
- A. Build to Range: The build to range shall comply with the **Concept Plan**.

### 3. **Parking:**

- A. **Shared Parking:** The final quantity of parking spaces, operation of the parking structure(s), and retail parking accommodations, are subject to the definitive agreements between the Town and Developer.

### 4. **Mechanical Equipment Placement and Screening:** Mechanical equipment shall be mounted on the roof and be screened from view from all rights-of-way and located to minimize noise intrusion off each lot. Screening must be architecturally compatible with the building design.

### 5. **Solid Waste and Recycling:** Solid Waste and recycling services shall be provided for this development. Dumpsters and compactors should be considered in the design of buildings, shared where feasible, and shall not be permitted as freestanding features within the site.

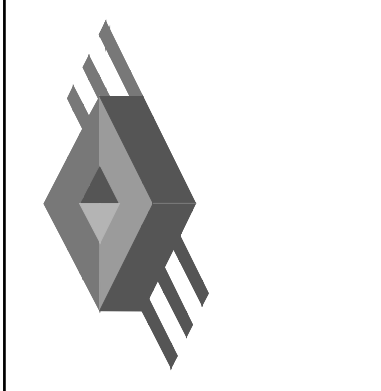


- LEGEND**
- FIRE LANE
  - PHASE BOUNDARY
  - EX. TREE

No.	Description	Date

**OVERALL SITE PLAN**  
**ADDISON CIRCLE STATION**  
**FESTIVAL WAY**  
**TOWN OF ADDISON, TEXAS**

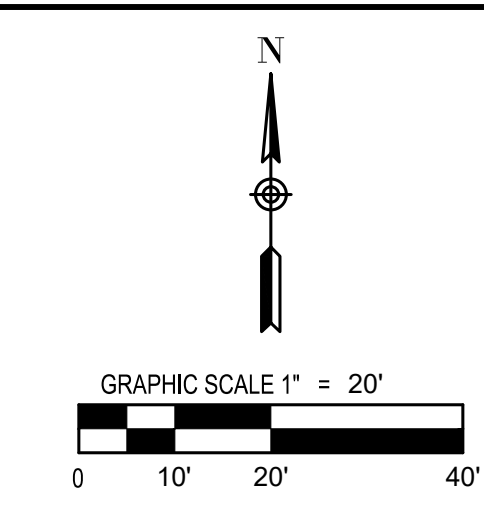
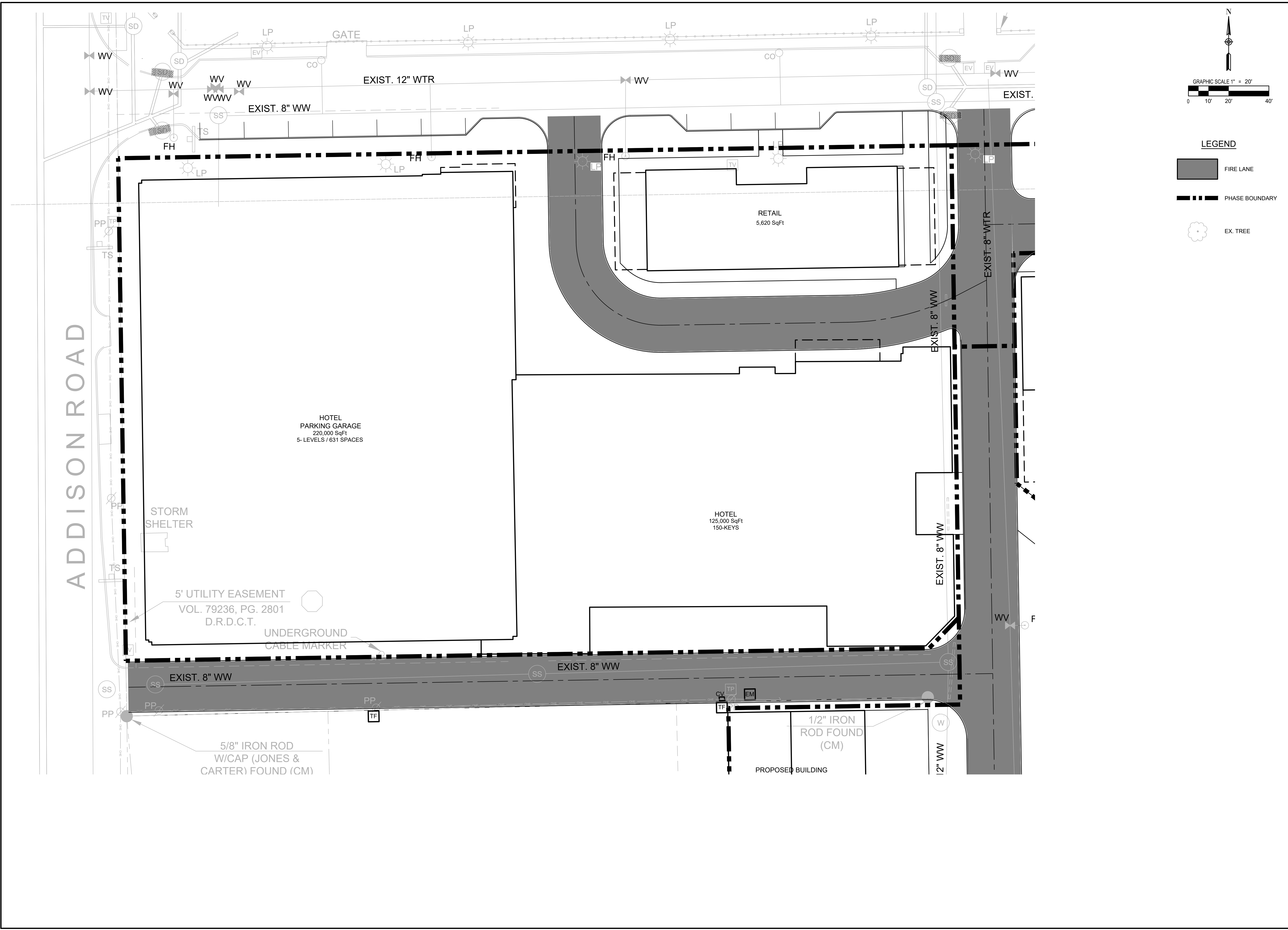
**JACOB & HEFNER ASSOCIATES**  
 15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248  
 Firm Registration No. F-21096  
 Phone: (972) 834-7316  
 www.jacobandhefner.com



**PRELIMINARY**  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF AND INTERIM REVIEW UNDER THE AUTHORITY OF STEPHANIE E. LAUGHLIN P.E. NO. 95763 ON 1/7/26.

H543  
 1"=80'  
 SP00

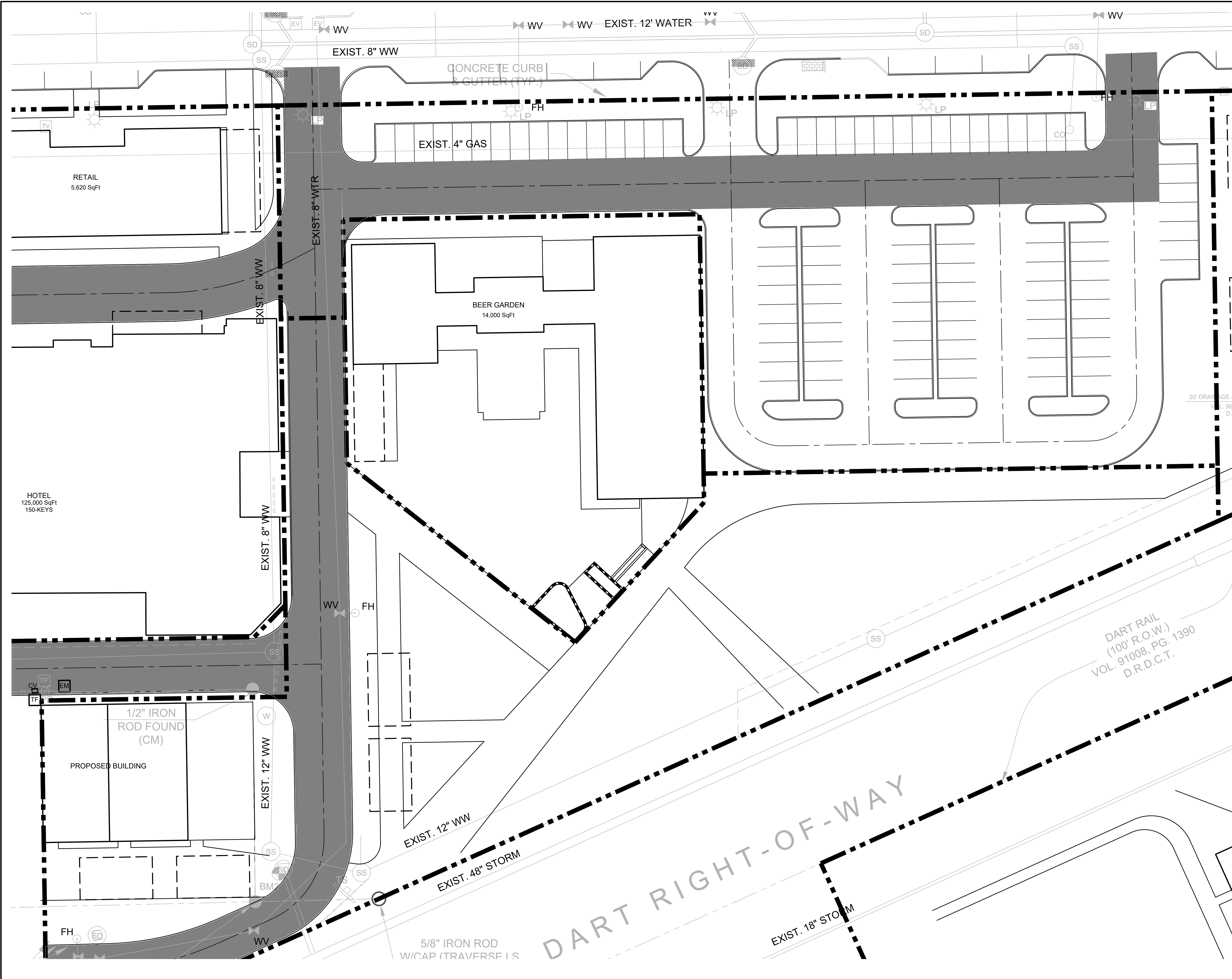
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 File Name: h543-ske-site.dwg, Plot Date: 1/7/2026 1:21 PM, Plot by: Jeremy Gonzalez



- LEGEND**
- FIRE LANE
  - PHASE BOUNDARY
  - EX. TREE

<p><b>SITE PLAN EXHIBIT</b></p> <p>ADDISON CIRCLE STATION</p> <p>FESTIVAL WAY</p> <p>TOWN OF ADDISON, TEXAS</p>	<p><b>JACOB &amp; HEFNER ASSOCIATES</b></p> <p>15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248        Firm Registration No. P-21096        Phone: (972) 834-7316        www.jacobandhefner.com</p>
<p><b>PRELIMINARY</b></p> <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF AND INTERIM REVIEW UNDER THE AUTHORITY OF STEPHANIE E. LAUGHLIN P.E. NO. 95763 ON 1/7/26.</p>	
<p>H543</p>	
<p>1"=20'</p>	
<p>SP01</p>	
	<p>No. Description</p>

Copyright © 2018 Jacob & Hefner Associates, Inc.  
 File Name: H543-sk-site.dwg, Plot Date: 1/7/2026 1:21 PM, Plot by: Jeremy Gonzalez



GRAPHIC SCALE 1" = 20'  
 0 10' 20' 40'

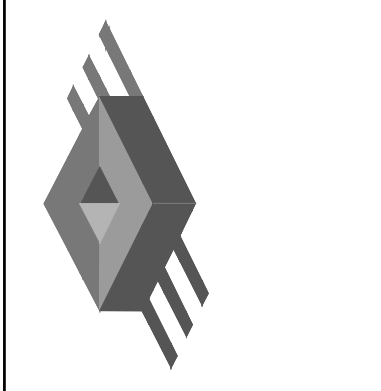
**LEGEND**

- [Solid Grey Area] FIRE LANE
- [Dashed Line] PHASE BOUNDARY
- [Cloud Symbol] EX. TREE

No.	Description	Date

**SITE PLAN EXHIBIT**  
**ADDISON CIRCLE STATION**  
**FESTIVAL WAY**  
**TOWN OF ADDISON, TEXAS**

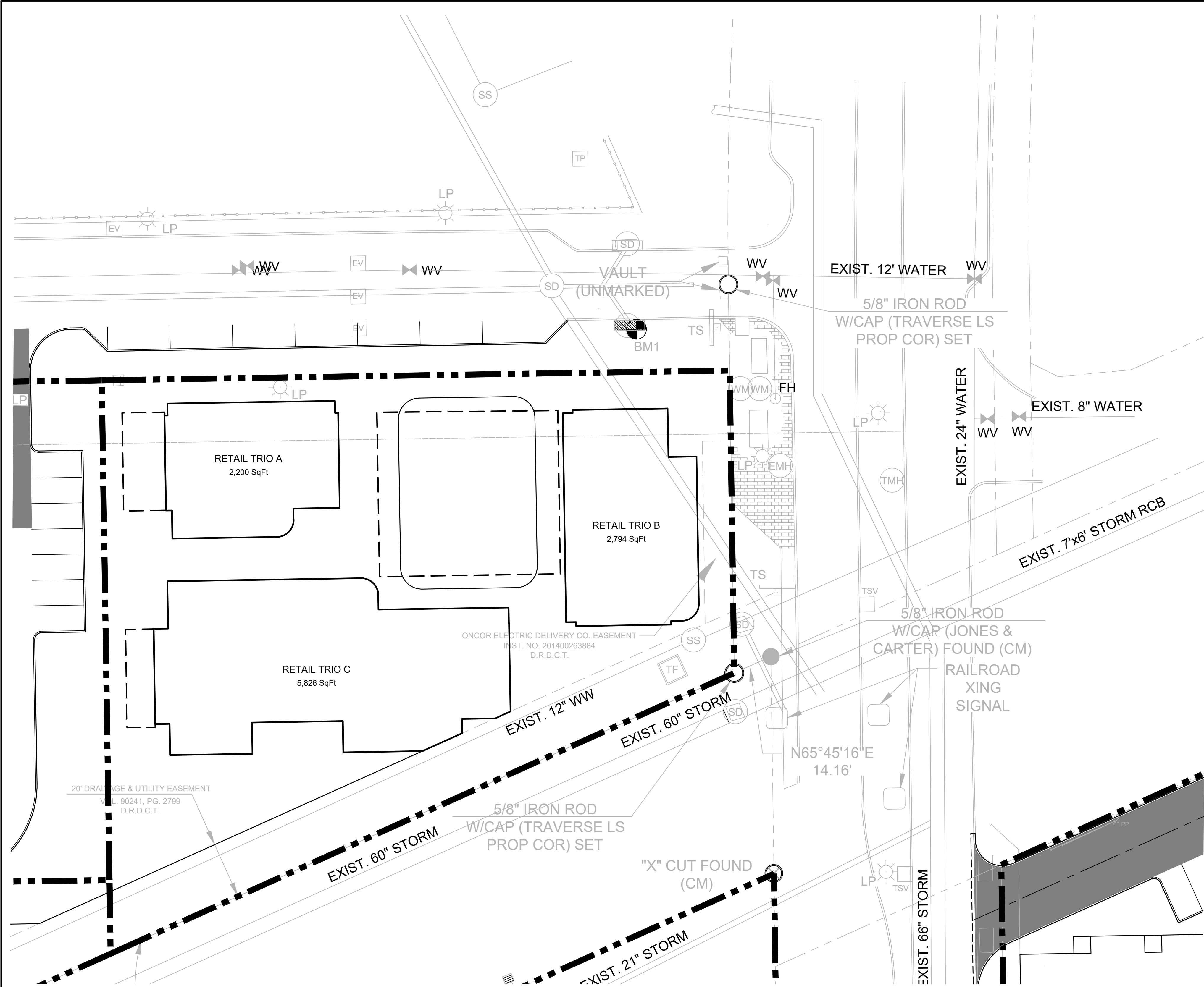
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 Phone: (972) 834-7316  
 www.jacobandhefner.com



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H543  
 1"=20'  
 SP02

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 File Name: H543-ske-site.dwg, Plot Date: 1/7/2026 1:21 PM, Plot by: Jeremy Gonzalez



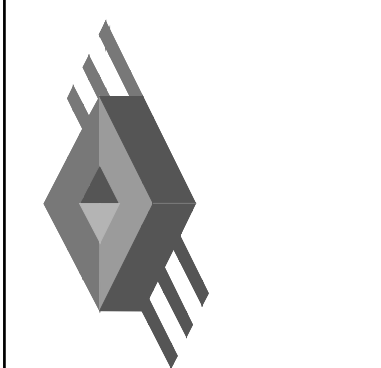
**LEGEND**

- FIRE LANE
- PHASE BOUNDARY
- EX. TREE

No.	Description	Date

**SITE PLAN EXHIBIT**  
**ADDISON CIRCLE STATION**  
**FESTIVAL WAY**  
**TOWN OF ADDISON, TEXAS**

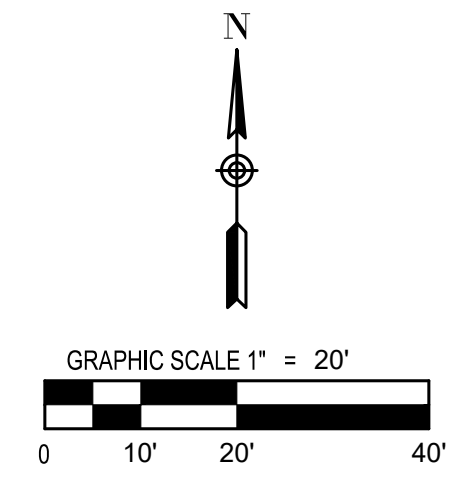
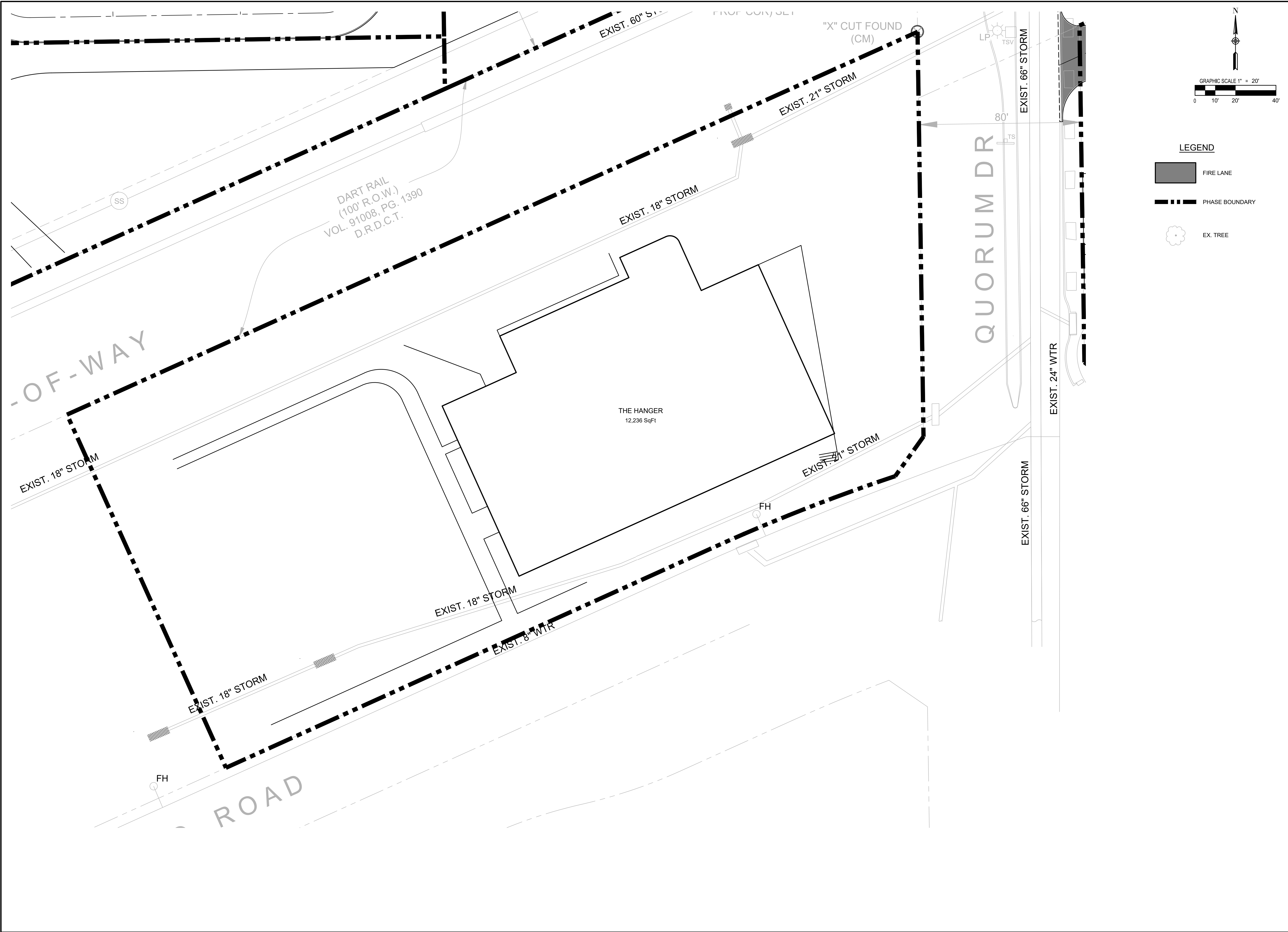
**JACOB & HEFNER ASSOCIATES**  
 15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248  
 Firm Registration No. F-21096  
 Phone: (972) 834-7316  
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H543  
 1"=20'  
 SP03

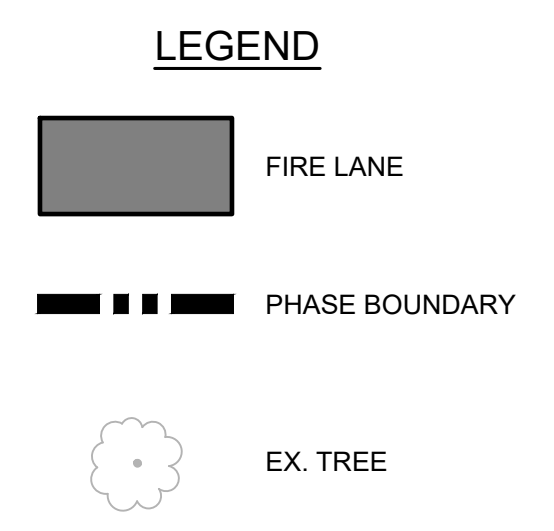
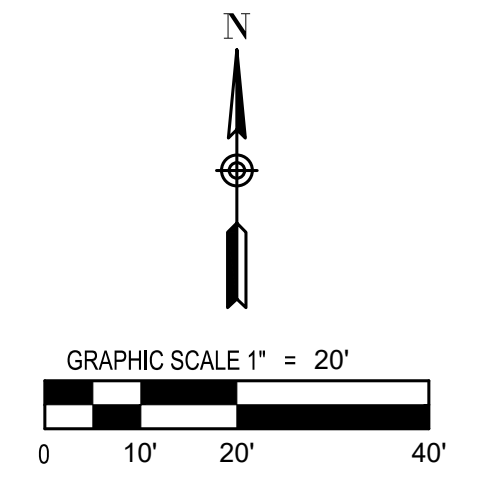
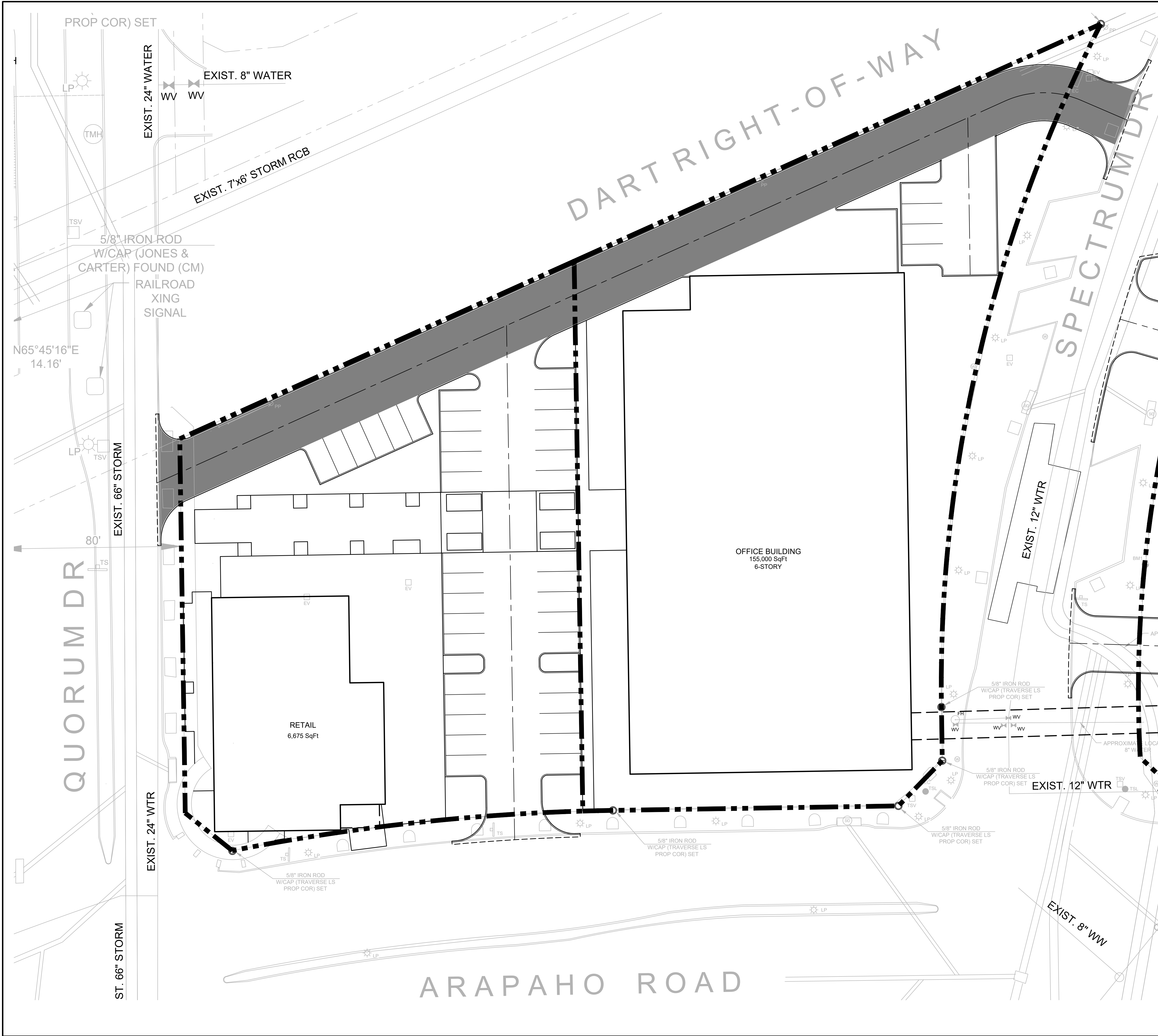
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 File Name: H543-ske-site.dwg, Plot Date: 1/7/2026 1:21 PM, Plot by: Jeremy Gonzalez



- LEGEND**
- FIRE LANE
  - PHASE BOUNDARY
  - EX. TREE

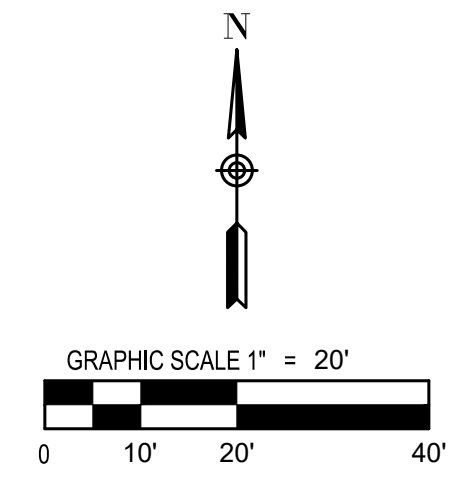
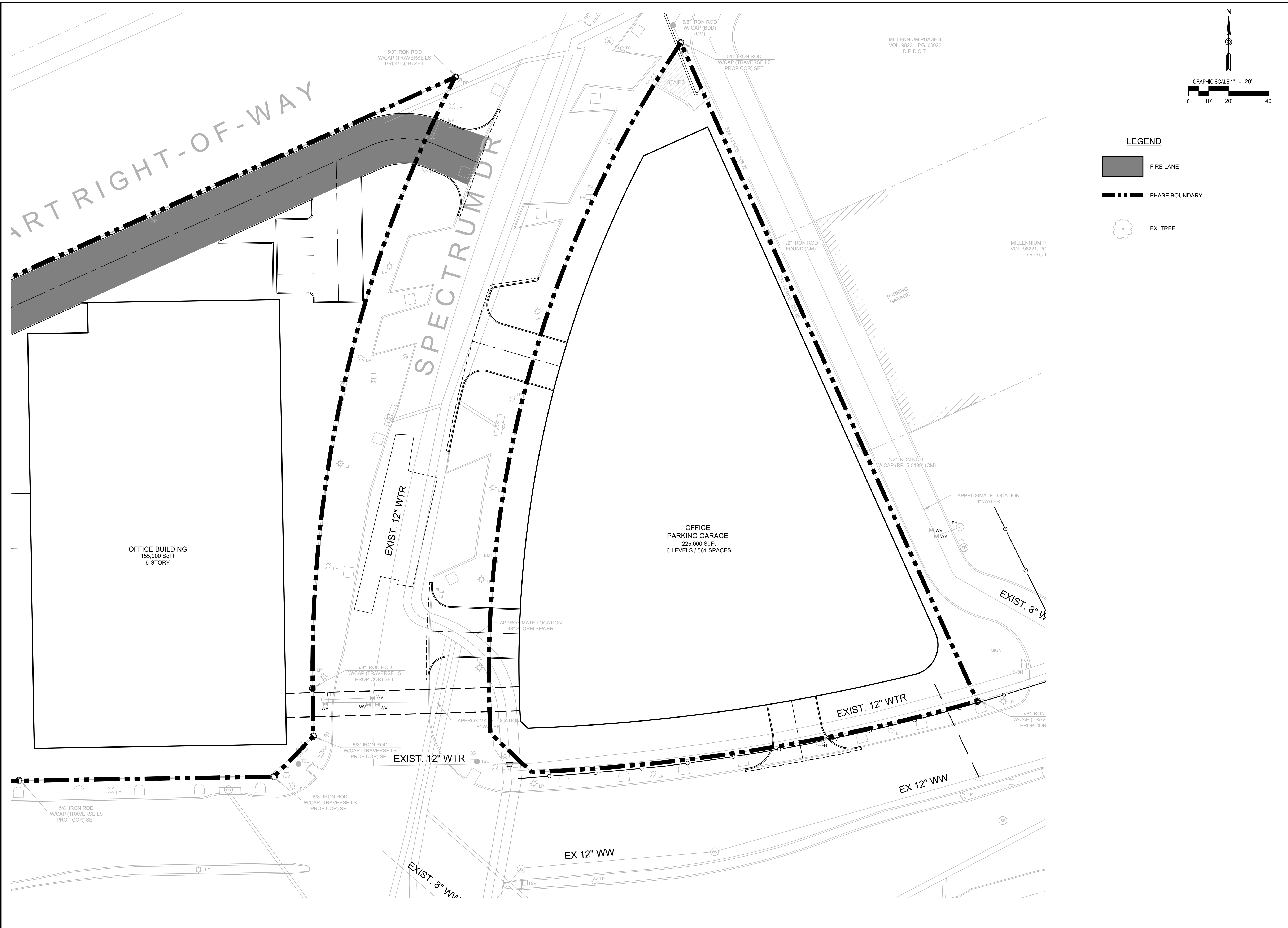
<p><b>SITE PLAN EXHIBIT</b>          ADDISON CIRCLE STATION          FESTIVAL WAY          TOWN OF ADDISON, TEXAS</p>	<p><b>JACOB &amp; HEFNER ASSOCIATES</b>          15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248          Firm Registration No. P-21096          Phone: (972) 834-7316          www.jacobandhefner.com</p>															
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<p><b>H543</b></p>																
<p><b>1"=20'</b></p>																
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 File Name: H543-sk-site.dwg, Plot Date: 1/7/2026 1:21 PM, Plot by: Jeremy Gonzalez



<b>SITE PLAN EXHIBIT</b> ADDISON CIRCLE STATION FESTIVAL WAY TOWN OF ADDISON, TEXAS	No. _____ Description _____ Date _____
<b>JACOB &amp; HEFNER ASSOCIATES</b> 15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248 Firm Registration No. P-21096 Phone: (972) 834-7316 www.jacobandhefner.com	<b>PRELIMINARY</b> THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF AND INTERIM REVIEW UNDER THE AUTHORITY OF STEPHANIE E. LAUGHLIN P.E. NO. 95763 ON 1/7/26.
H543	1"=20'
SP05	

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- LEGEND**
- FIRE LANE
  - PHASE BOUNDARY
  - EX. TREE

<p><b>SITE PLAN EXHIBIT</b>          ADDISON CIRCLE STATION          FESTIVAL WAY          TOWN OF ADDISON, TEXAS</p>	
<p><b>JACOB &amp; HEFNER ASSOCIATES</b>          15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248          Firm Registration No. P-21096          Phone: (972) 834-7316          www.jacobandhefner.com</p>	<p>PRELIMINARY</p> <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF AND INTERIM REVIEW UNDER THE AUTHORITY OF STEPHANIE E. LAUGHLIN P.E. NO. 95763 ON 1/7/26.</p>
<p>H543</p>	<p>1"=20'</p>
<p>SP06</p>	<p>No. Description Date</p>



Quadrant  
Investment  
Properties

Architectural rendering of the Addison Junction TOD. The scene shows a modern building with a corrugated metal roof and large glass windows. In the foreground, there is an outdoor seating area with several large, light-colored umbrellas and tables. The area is landscaped with trees and shrubs. A person is visible walking on a path to the right. The sky is blue with some clouds. The text 'ADDISON JUNCTION' is visible on the building's facade.

# Addison Junction TOD

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# QIP Overview

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Quadrant Investment Properties is a full-service real estate investment company that develops and redevelops commercial properties into dynamic, community focused spaces that meet the needs of the next generation user.

Our expertise lies in developing and redeveloping office buildings with a keen eye for design, innovation, and sustainability. We take pride in our ability to create value by transforming spaces into vibrant, modern communities where businesses can thrive, and individuals can connect.

At QIP, we aspire to be best-in-class in everything we do. Behind our work stands an accomplished, dedicated team of some of the industry's most talented visionaries, united in our passion for placemaking and delivering unparalleled service.

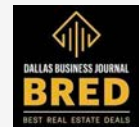
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Winner  
Best Redevelopment  
or Renovation

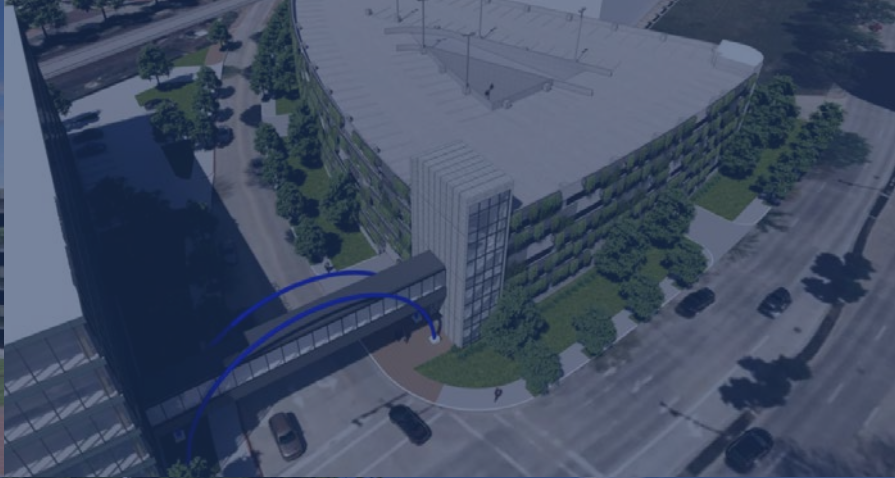


Winner  
Historic Restoration  
Preservation Award



Finalist  
Best Urban Office  
Development

Addison Junction will evolve into an 18-hour mixed-use hub, seamlessly blending vibrant retail, entertainment, and office spaces within a walkable, transit-connected district. Grounded in Addison's strong community spirit and renowned event culture, the area will foster year-round energy, innovation, and immersive experiences for both locals and regional visitors.



# ADDISON JUNCTION



# **CONCEPT PLANNING & IMAGERY**

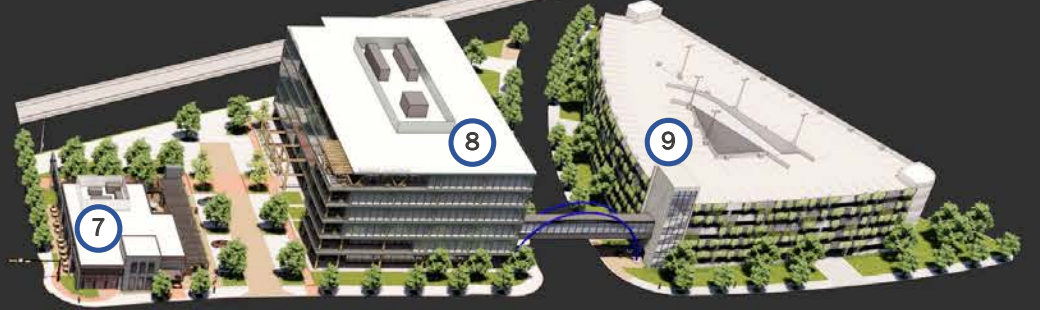
HOTEL/RETAIL/  
GARAGE ①

VAN BUREN'S ②

SURFACE  
PARKING ③

FARMERS  
MARKET ④

STATION PARK ⑤



THE HANGAR ⑥

RETAIL ⑦

OFFICE ⑧

GARAGE ⑨



ADDISON CIRCLE PARK

FESTIVAL WAY

ADDISON RD

QUORUM DR

SPECTRUM DR

ARAPAHO RD

DALLAS NORTH TOLLWAY

1

2

3

4

5

7

8

9

6

HOTEL/RETAIL/  
GARAGE

1

VAN BUREN'S

2

SURFACE  
PARKING

3

FARMERS  
MARKET

4

STATION PARK

5

THE HANGAR

6

RETAIL

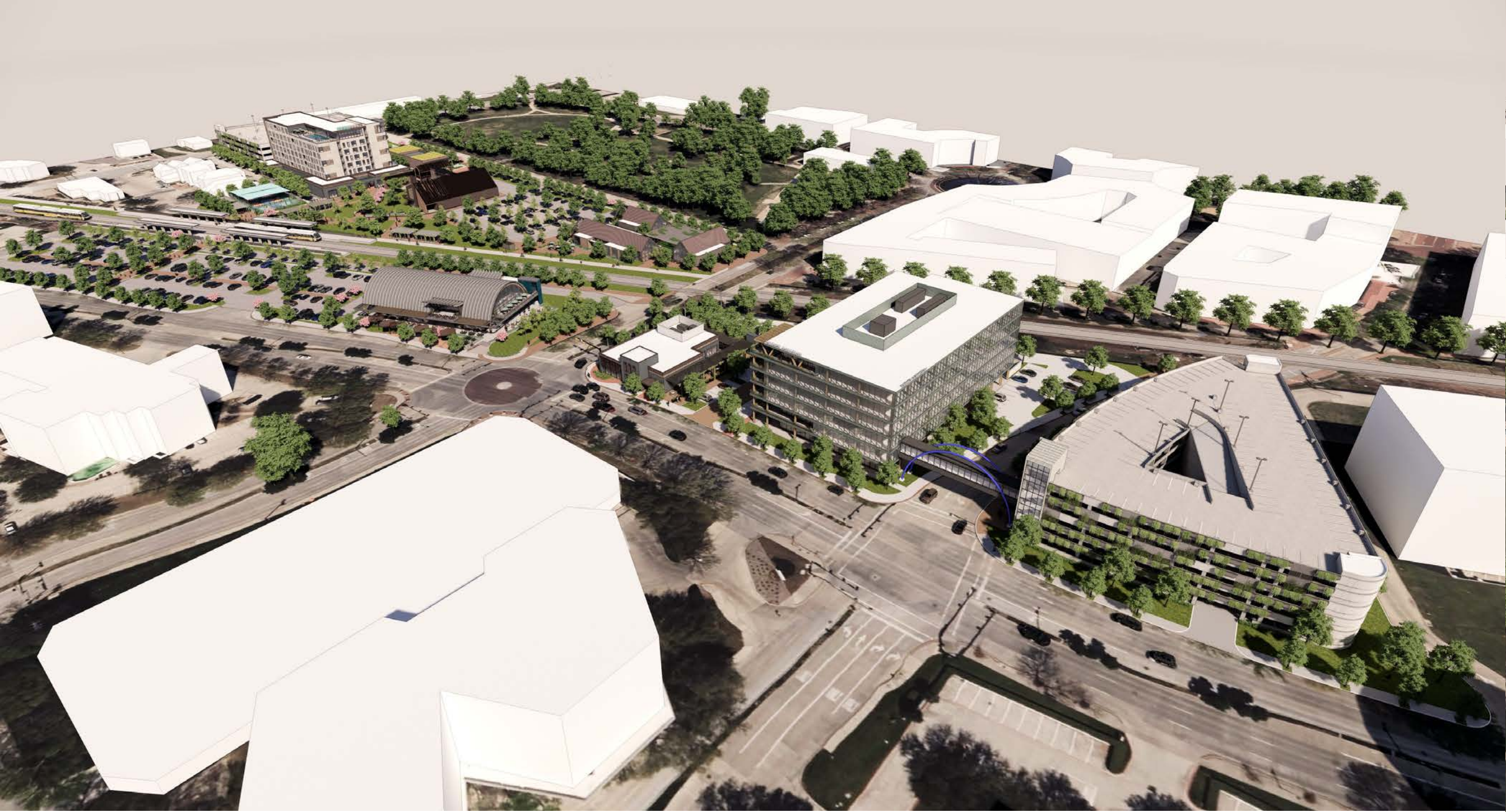
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OFFICE

8

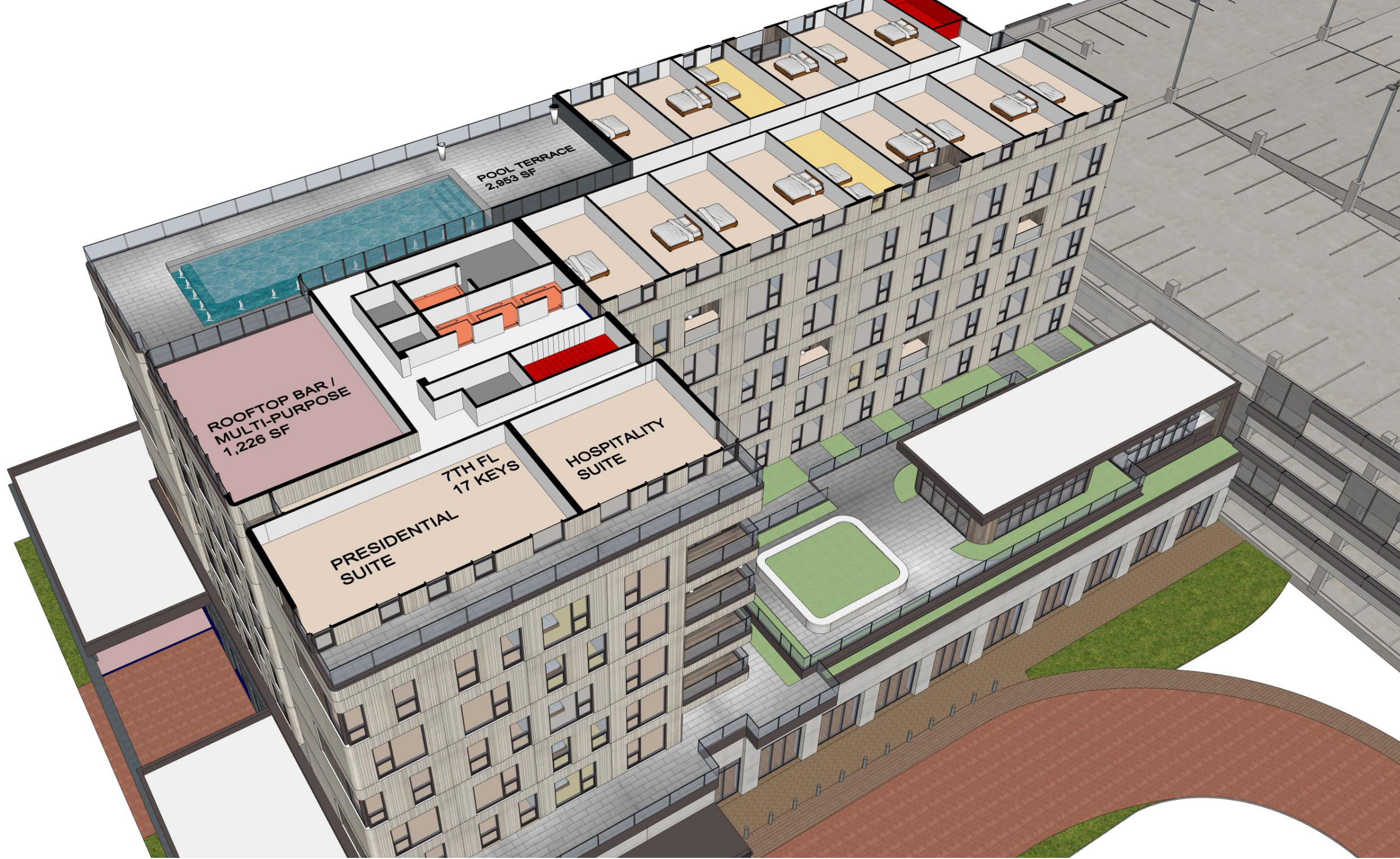
GARAGE

9





# **HOTEL CONCEPTUAL PLANNING & IMAGERY**





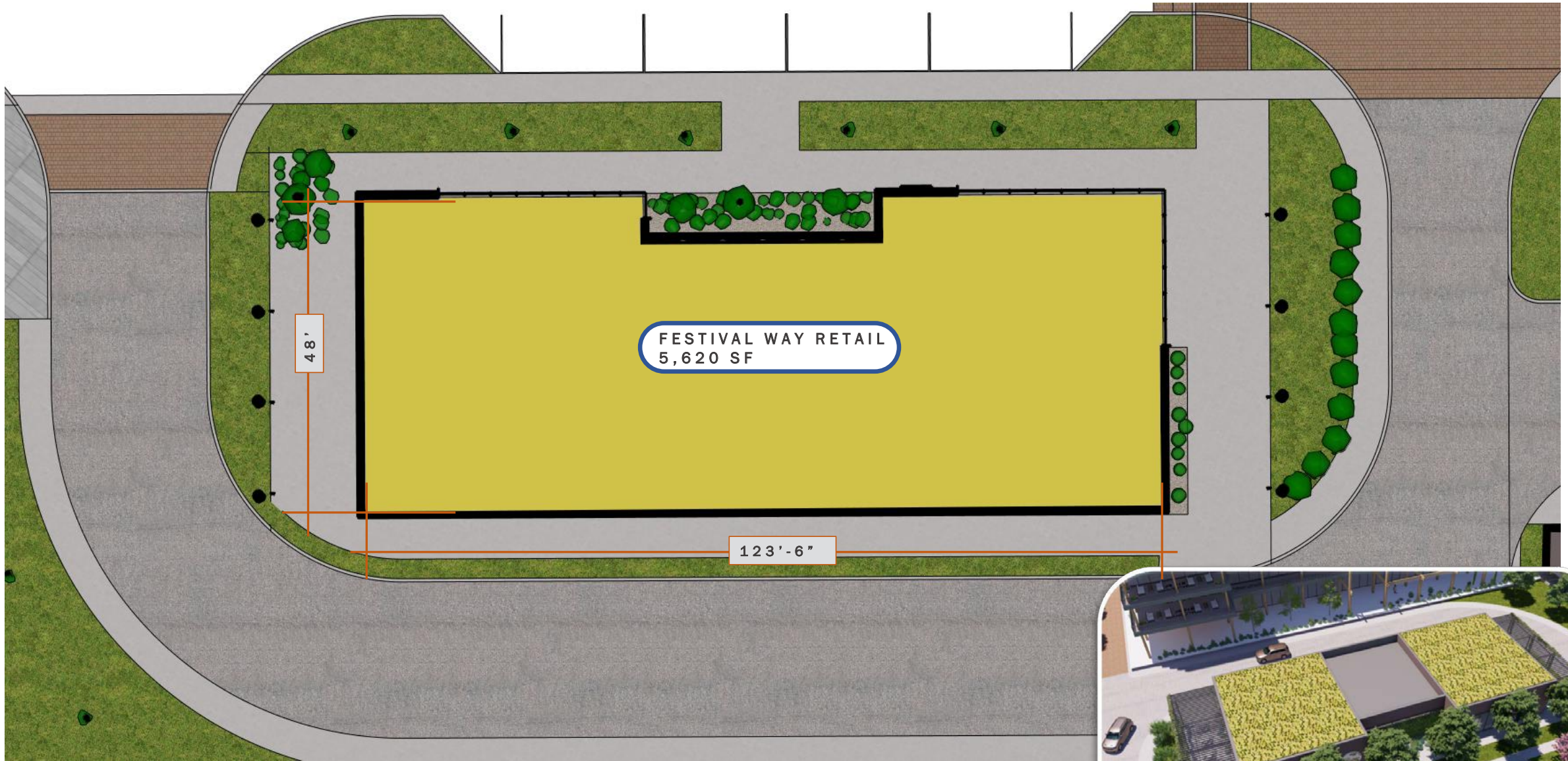












FESTIVAL WAY RETAIL (not to scale)



the Witt  
HOTEL

**VAN BURENS**









*Van Buren's*



# FARMERS MARKET



 FARMERS MARKET (not to scale)





















**MASS TIMBER OFFICE**





TIMBER JUNCTION

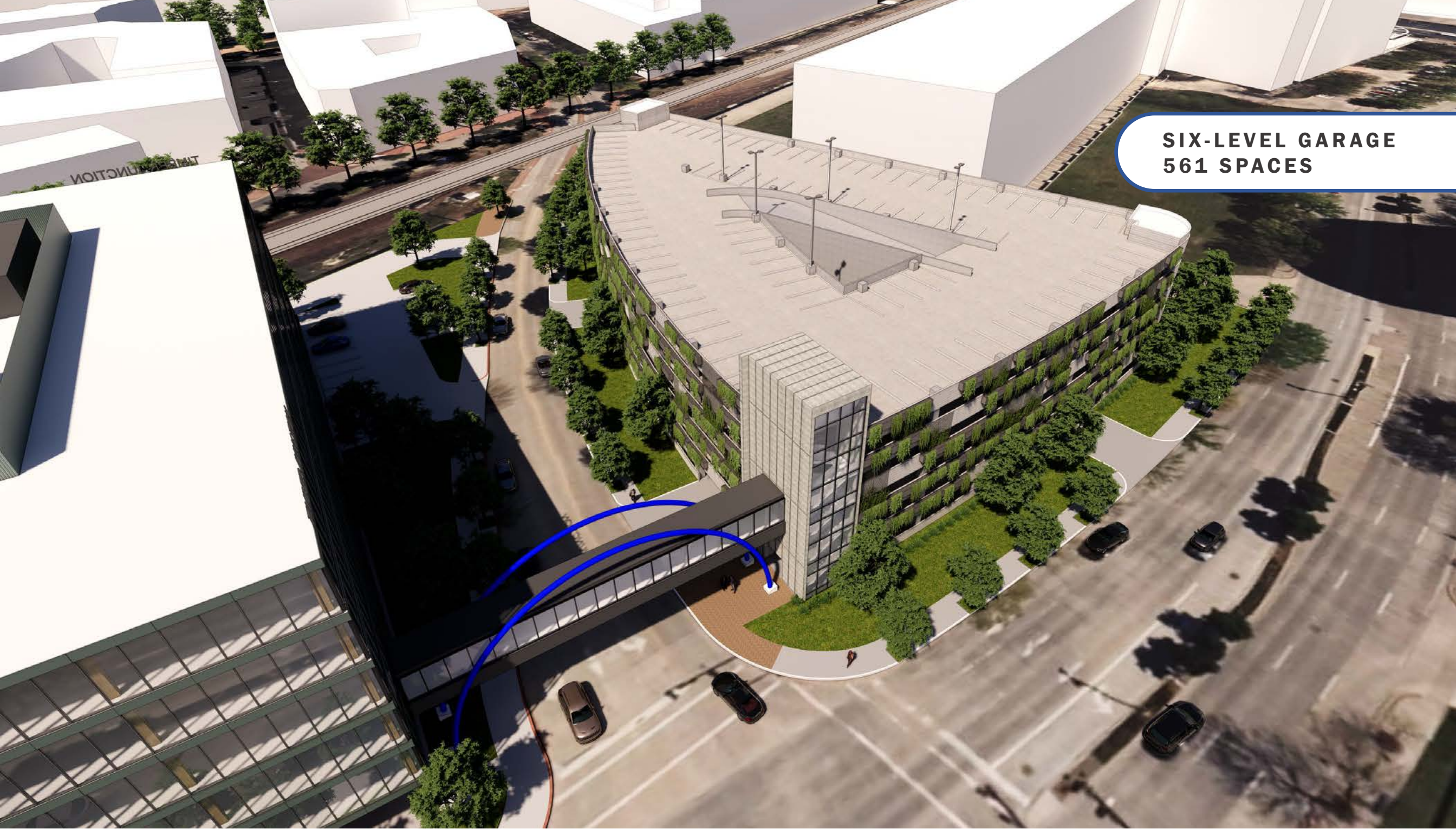








**OFFICE GARAGE**



**SIX-LEVEL GARAGE  
561 SPACES**



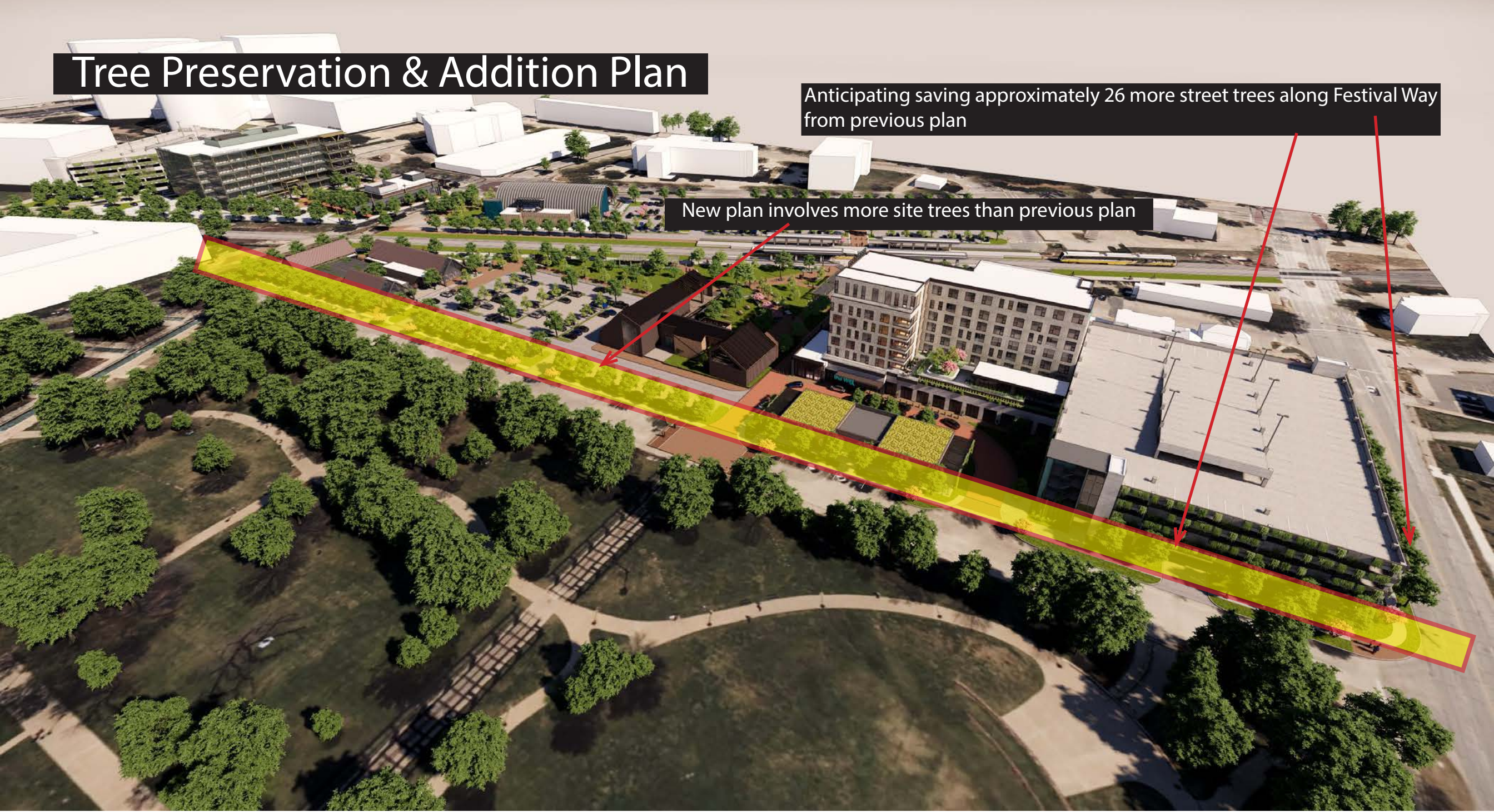
# Parking



# Tree Preservation & Addition Plan

Anticipating saving approximately 26 more street trees along Festival Way from previous plan

New plan involves more site trees than previous plan



Corporate Headquarters

123 Manufacturing Street  
Dallas, TX 75207

---

Contact

Chad Cook  
chad@quadrantinvestments.com

Colin Moore  
colin@quadrantinvestments.com

**QIP**  
Quadrant  
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Properties