

ORDINANCE NO. O22-3

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING AND RESTATING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O19-22 FOR A 10.88-ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF BELT LINE ROAD AND MONTFORT DRIVE; PROVIDING FOR MEDICAL OFFICE AS A PERMITTED USE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, on June 11, 2019, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O19-22 (“PD O19-22”) for a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive (the “Property”); and

WHEREAS, at its regular meeting held on December 21, 2021 the Planning & Zoning Commission considered and made recommendations on a request to amend PD O19-22 by allowing medical office as a permitted use (Case No.1838-Z); and

WHEREAS, the City Council desires to amend and restate PD O19-22, in its entirety, to provide for medical office as a permitted use; and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. The Zoning Ordinance and official zoning map is hereby amended so as to amend and restate PD O19-22, in its entirety, and to provide for medical office as a permitted use for the Property, which is described and depicted in **Exhibit A** attached hereto and incorporated herein.

SECTION 3. PD O19-22 development stipulations are to read as follows:

- A. The Property shall be improved in accordance with the site plan, landscape plan, and building elevations, which are attached hereto as **Exhibit B** and made a part hereof for all purposes.

B. All development and/or improvement of the Property shall be in conformance with the Local Retail (LR) district standards, as amended, subject only to the following exceptions:

- i. All parking in the center shall be set at a mixed-use development ratio of onespace per 200 square feet of space (1/200).
- ii. The property may be developed with modifications to the LR design standards for façade materials, building height, and parking requirements as shown on **Exhibit B**.
- iii. In addition to the uses allowed by the LR district regulations, the Property may be used for medical office uses providing non-emergency services, openand operational no longer than 18 hours on any given day.

SECTION 4. The provisions of the Town of Addison Code of Ordinances, as amended, shall remain in full force and effect save and except as amended by this ordinance.

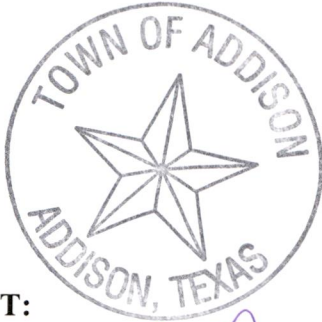
SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 6. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 8. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

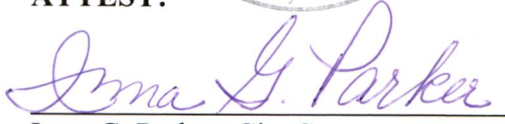
PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the **11TH** day of **JANUARY 2022**.



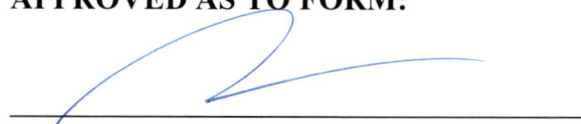
TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:


Irma G. Parker, City Secretary

APPROVED AS TO FORM:


Whitt Wyatt, City Attorney

Published in the Dallas Morning News on Tuesday, January 18, 2022

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Tract 2:

BEING a tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, and being a part of Lot A, Block 2, Oaks North-East No. 1, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79121, Page 603, Map Records, Dallas County, Texas, and being all of Lot B, Block 2, Oaks North-East No. 2, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79121, Page 595, Map Records, Dallas County, Texas, and all of Lot C, Block 2, Oaks North-East No. 3, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79121, Page 587, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south line of Belt Line Road (100' R.O.W.), said corner being at the northeast end of a corner clip at the intersection of said south line with the east line of Montfort Drive (80' R.O.W.), said corner also being the north corner of a Right-of-Way Dedication to the Town of Addison as recorded in Volume 93199, Page 4620, Deed Records, Dallas County, Texas;

THENCE N 89°49'50" E, along said south line, a distance of 582.78 feet to a pk nail set for corner, said corner being the northeast corner of the abovementioned Oaks North-East No. 3 and the northwest corner of the Lake Forest Addition, an Addition to the Town of Addison, as recorded in Volume 79168, Page 2399, Map Records, Dallas County, Texas;

THENCE S 0°10'10" E, departing said south line and along the west line of said Lake Forest Addition, a distance of 366.56 feet to a pk nail set for corner, said corner also being the northeast corner of Lot D, Block 2, Oaks North-East No. 4, an Addition to the Town of Addison, as per the plat recorded in Volume 79121, Page 555, Map Records, Dallas County, Texas;

THENCE S 89°49'50" W, departing said west line and along the north line of said Addition, a distance of 604.08 feet to an "x" cut found for corner in the aforementioned east line of Montfort Drive, said corner also being in a curve to the left having a central angle of 10°02'14", a radius of 540.00 feet, a tangent of 47.42 feet and a chord bearing and distance of N 10°23'09" E, 94.48 feet;

THENCE along said east line and along said curve to the left, an arc distance of 94.60 feet to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 5°17'30", a radius of 392.50 feet, a tangent of 18.14 feet and a chord bearing and distance of N 6°52'29" E, 36.24 feet;

THENCE along said curve to the right and with said east line, an arc distance of 36.25 feet to a 1/2" iron rod found for corner at the beginning of a curve to the left having a central angle of 17°09'59", a radius of 258.00 feet, a tangent of 38.94 feet and a chord bearing and distance of N 2°02'36" E, 77.01 feet;

THENCE along said curve to the left and with said east line, an arc distance of 77.30 feet to a 1/2" iron rod found for corner at the beginning of a curve to the left having a central angle of 6°25'56", a radius of 549.00 feet, a tangent of 30.85 feet and a chord bearing and distance of N 9°45'19" W, 61.60 feet;

THENCE along said curve to the left and with said east line, an arc distance of 61.63 feet to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 10°24'14", a radius of 451.00 feet, a tangent of 41.06 feet and a chord bearing and distance of N 7°15'57" W, 81.78 feet;

THENCE along said curve to the right and with said east line of Montfort Drive, an arc distance of 81.89 feet to a 5/8" capped iron rod set for corner at the southwest end of the abovementioned corner clip at the intersection of said east line and the abovementioned south line of Belt Line Road;

THENCE N 41°43'23" E, along said corner clip, a distance of 25.36 feet to the POINT OF BEGINNING and containing 215,741 square feet or 4.9527 acres of land, more or less.

Tract 3:

BEING a tract of land situated in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, and being a part of Oaks North-East No. 4, an Addition to the Town of Addison, according to the plat thereof recorded in Volume 79121, Page 555, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a pk nail with washer stamped "RPLS 4625" set for corner in the east line of Montfort Drive (80' at this point), said corner being the northwest corner of said Oaks North-East No. 4 and the southwest corner of Oaks North-East No. 1, an Addition to the Town of Addison, as per the plat thereof recorded in Volume 79121, Page 603, Map Records, Dallas County, Texas;

THENCE N 89°49'50" E, along the common line between said Additions, a distance of 604.08 feet to a pk nail with washer stamped "RPLS 4625" set for corner in the west line of Lake Forest Addition, an Addition to the Town of Addison, as recorded in Volume 79168, Page 2399, Map Records, Dallas County, Texas;

THENCE S 0°10'10" E, along the west line of said Lake Forest Addition, a distance of 298.55 feet to a 1/2" "SJF" capped iron rod found for corner;

THENCE S 75°13'25" E, a distance of 12.84 feet to a 1/2" "SJF" capped iron rod found for corner;

THENCE S 0°10'10" E, a distance of 19.00 feet to a pk nail with washer stamped "RPLS 4625" set for corner, said corner being the northeast corner of Prestonwood Pond II, as recorded in Volume 86088, Page 444, Deed Records, Dallas County, Texas;

THENCE S 89°49'50" W, along the north line of said tract, a distance of 485.00 feet to a pk nail set for corner, said corner being the most easterly northwest corner of said tract;

THENCE S 0°10'10" E, a distance of 197.00 feet to a 5/8" "BDD" capped iron rod set for corner, said corner being a re-entrant corner of said tract;

THENCE S 89°49'50" W, a distance of 195.47 feet to a 1/2" iron rod found for corner in the east line of the abovementioned Montfort Drive, said corner also being the most westerly northwest corner of said tract;

THENCE N 23°24'00" W, along said east line, a distance of 2.67 feet to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 51°50'50", a radius of 460.00 feet, a tangent of 223.60 feet and a chord bearing and distance of N 2°31'25" E, 402.20 feet;

THENCE along said curve to the right and with said east line of Montfort Drive, an arc distance of 416.26 feet to an 1/2" iron rod found for corner at the beginning of a reverse curve to the left having a central angle of 13°02'34", a radius of 540.00 feet, and a chord bearing and distance of N 21°55'33" E, 122.65 feet;

THENCE along said reverse curve to the left and with said east line, an arc distance of 122.93 feet to the POINT OF BEGINNING and containing 257,353 square feet or 5.9080 acres of land, more or less.

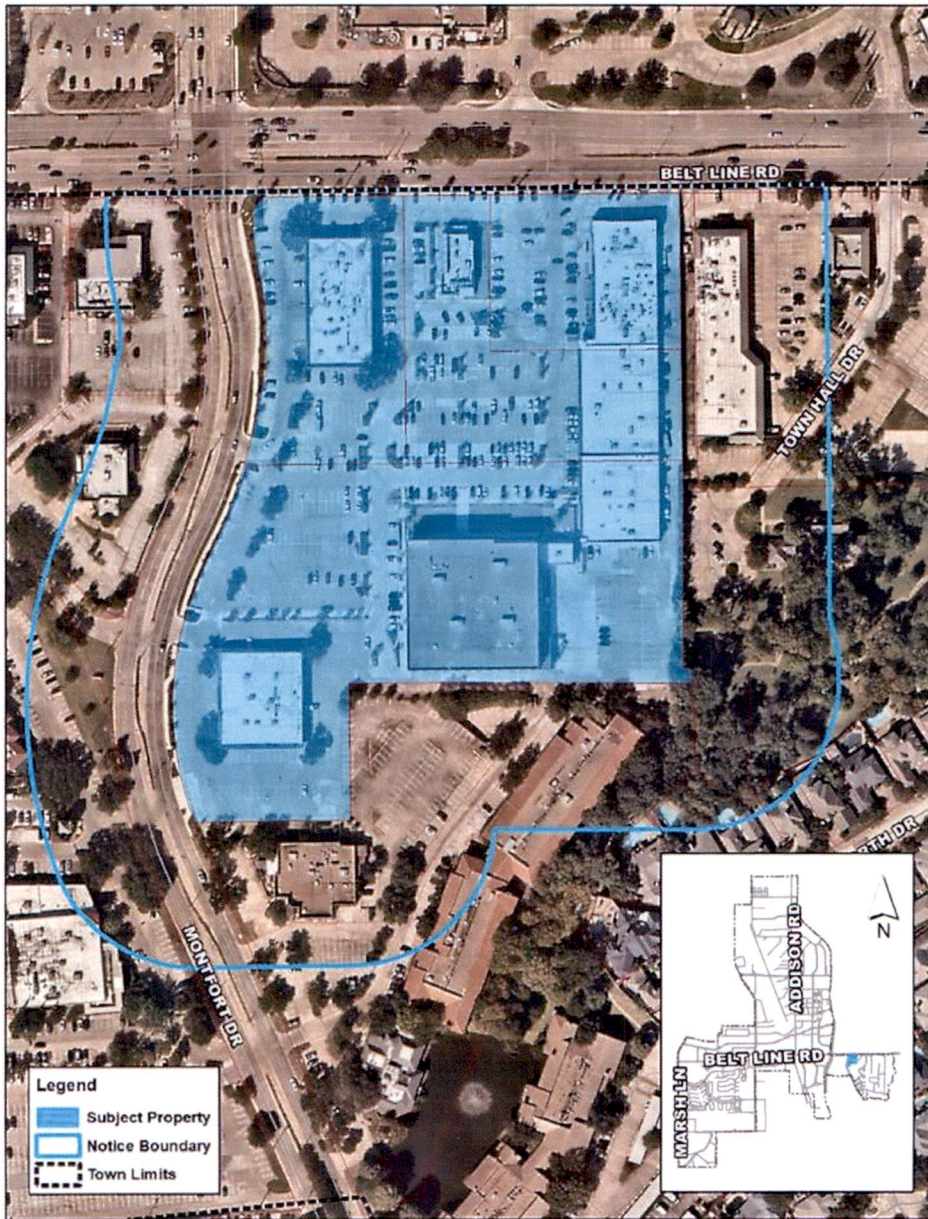
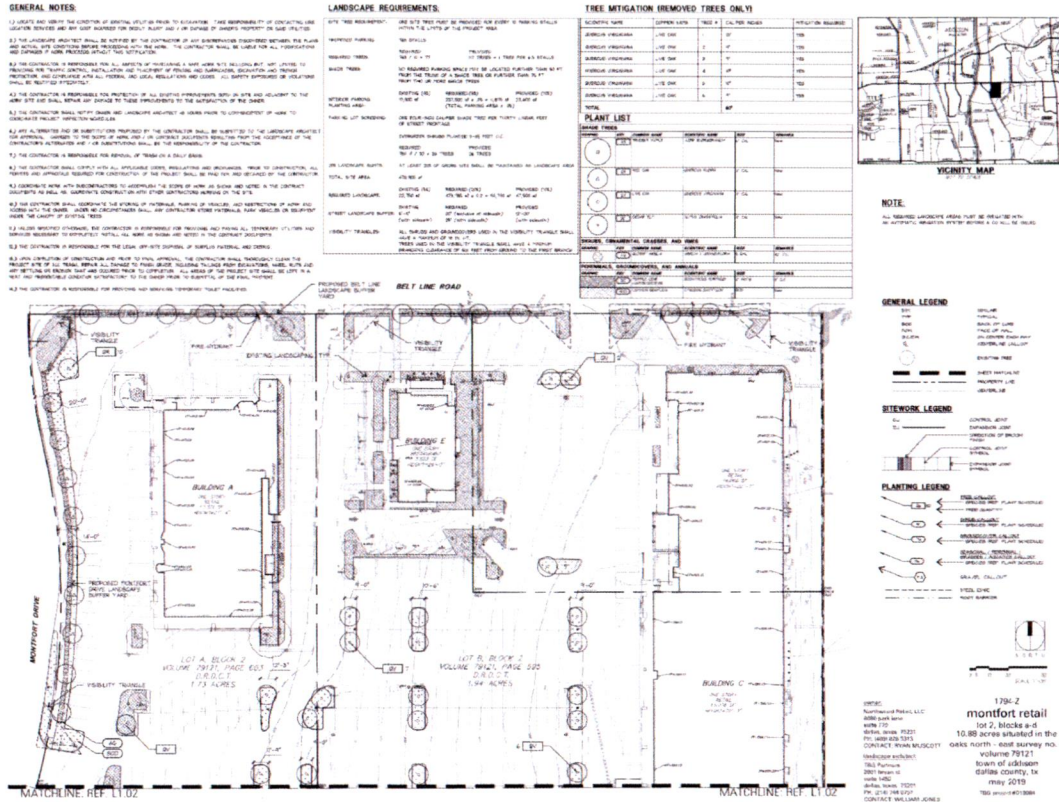


EXHIBIT B

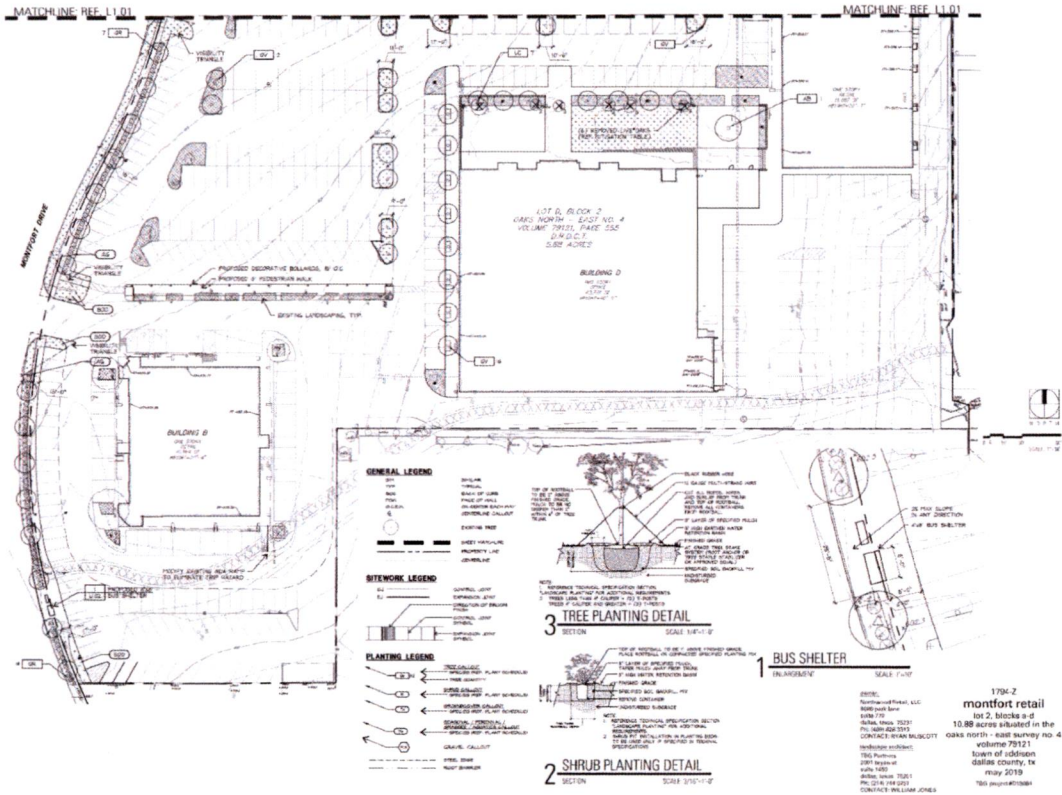


179-Z montfort retail

D19084

179-Z montfort retail

L1.01



T&B
 T&B Landscape Architecture, Planning & Design, Inc.
 2008 Ross Street
 Dallas, TX 75201
 (214) 754-6733
 T&Bdesign.com



montfort retail

D19084

landscape plan

L1.02

1794-Z montfort retail
 lot 2, blocks a-d
 10.88 acres situated in the
 OAKS NORTH - EAST SURVEY NO. 4
 volume 79121
 town of Addison, Dallas County, TX
 May 2019
 T&B project#19084

DATE: 1/28/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 CONTACT: KEVIN BLUESDOTT
 (214) 754-6733
 T&B project#19084

MATERIAL LISTING

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Asph/Flt	1000	SQ YD	1.20	1200.00
2	Gravel	1000	SQ YD	1.50	1500.00
3	Concrete	1000	SQ YD	2.50	2500.00
4	Rebar	1000	LB	0.10	100.00
5	Formwork	1000	SQ YD	0.50	500.00
6	Excavation	1000	SQ YD	1.00	1000.00
7	Backfill	1000	SQ YD	1.50	1500.00
8	Drainage	1000	SQ YD	2.00	2000.00
9	Landscaping	1000	SQ YD	3.00	3000.00
10	Lighting	1000	SQ YD	4.00	4000.00
11	Signage	1000	SQ YD	5.00	5000.00
12	Paint	1000	SQ YD	6.00	6000.00
13	Other	1000	SQ YD	7.00	7000.00

OWNER: NORTHWOOD RETAIL, LLC
 2020 S. W. 13TH ST.
 FORT WORTH, TX 76104
 PH: 817.339.1111

DESIGNER: M&A
 1111 W. 13TH ST.
 FORT WORTH, TX 76104
 PH: 817.339.1111

TOWN PROJECT NUMBER: 1844-Z

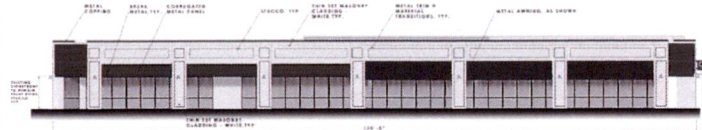
LOT: LOT 1

PROJECT NAME: PRESTONWOOD PLACE
 LOTS A, B, C, D - BLOCK 2
 NORTHWOOD RETAIL, LLC
 TOWN OF ADDISON, TEXAS

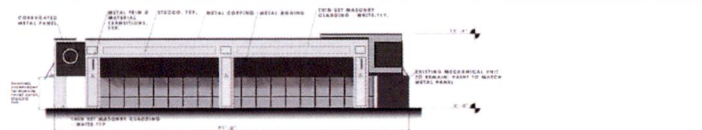
DATE: 08/13/2018

BY: [Signature]

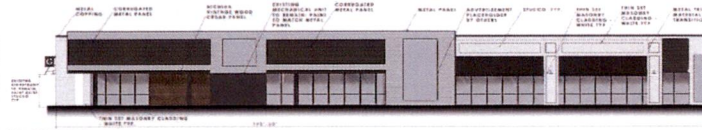




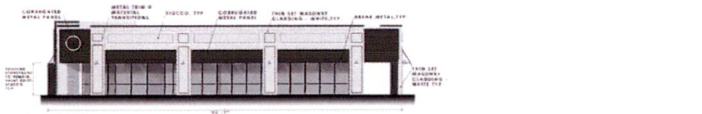
MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composites)	Metal panels/trim/roofsing	Composite Panel	Existing Brick panels	Existing Brick point 02	Existing Brick point 04	Thin. Stone to be point 03	Total	GLAZING	Total (w/Existing)
AREA SF	750	250	0	0	0	400	0	0	0	0	72	2311	1347.7
PERCENTAGE	17%	13%	0%	0%	0%	53%	0%	0%	0%	0%	3%	100%	100%



MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composites)	Metal panels/trim/roofsing	Composite Panel	Existing Brick panels	Existing Brick point 02	Existing Brick point 04	Thin. Stone to be point 03	Total	GLAZING	Total (w/Existing)
AREA SF	750	250	0	0	0	400	0	0	0	0	72	2311	1347.7
PERCENTAGE	17%	13%	0%	0%	0%	53%	0%	0%	0%	0%	3%	100%	100%



MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composites)	Metal panels/trim/roofsing	Composite Panel	Existing Brick panels	Existing Brick point 02	Existing Brick point 04	Thin. Stone to be point 03	Total	GLAZING	Total (w/Existing)
AREA SF	1130	110	0	0	200	0	0	0	0	0	166	2323	1027.5
PERCENTAGE	33%	6%	0%	0%	30%	0%	0%	0%	0%	0%	7%	100%	100%



MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composites)	Metal panels/trim/roofsing	Composite Panel	Existing Brick panels	Existing Brick point 02	Existing Brick point 04	Thin. Stone to be point 03	Total	GLAZING	Total (w/Existing)
AREA SF	750	250	0	0	300	400	0	0	0	0	72	2311	1347.7
PERCENTAGE	17%	13%	0%	0%	33%	53%	0%	0%	0%	0%	3%	100%	100%

MATERIAL LEGEND:

Material	Color	Material	Color	Material	Color	Material	Color	Material	Color	Material	Color
Corrugated Metal	Grey	Stone	Light Grey	Thin set masonry cladding	White	Wood (composites)	Dark Grey	Metal panels/trim/roofsing	Dark Grey	Composite Panel	Dark Grey
Existing Brick panels	Dark Grey	Existing Brick point 02	Dark Grey	Existing Brick point 04	Dark Grey	Thin. Stone to be point 03	Dark Grey	GLAZING	Dark Grey	Total (w/Existing)	Dark Grey

OWNER:
NORTHWOOD METAL, LLC
808 FARM LANE, 8000 GALLIAS, TEXAS
75285
PH: (269) 428-2313
RYAN MUSCOTT

ARCHITECT:
NEWMAN ANDERSON ARCHITECTS
300 N. FIELD ST. GALLIAS, TX 75002
PH: 214.987.1799
RYAN SCHULTZ

TOWN PROJECT NUMBER:
1749-2

GRAPHIC SCALE:
0 10 20 30 40 50 60 70 80 90 100

OWNS NORTH-EAST NO. 2

ALLEN BLESACK SURVEY:
ABSTRACT NO. 151

SITE ACRAGE: 2.14 ± AC.

ma
MAYFIELD ARCHITECTS
ARCHITECTS

PRESTONWOOD PLACE
LOTS A, B, C, D - BLOCK 2

TOWN OF ADDISON, TEXAS

REVISION: 01/16/2014

DRAWN: 01/16/2014

DATE: 01/16/2014

BY: [Signature]

SHEET: 44

- 1. This is a preliminary plan and is not intended to be used for construction without the approval of the appropriate authorities.
- 2. All measurements shall be in feet and inches, unless otherwise specified.
- 3. All dimensions shall be to the center of the member, unless otherwise specified.
- 4. All dimensions shall be to the center of the member, unless otherwise specified.
- 5. All dimensions shall be to the center of the member, unless otherwise specified.



SECTION 1: EAST ELEVATION 1

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE FOUNDATION	1	sq ft	150	150
2	CONCRETE FLOOR	1	sq ft	150	150
3	CONCRETE WALL	1	sq ft	150	150
4	CONCRETE ROOF	1	sq ft	150	150
5	WOOD FRAMING	1	sq ft	150	150
6	GLASS CURTAIN WALL	1	sq ft	150	150
7	MECHANICAL SYSTEMS	1	sq ft	150	150
8	ELECTRICAL SYSTEMS	1	sq ft	150	150
9	PLUMBING SYSTEMS	1	sq ft	150	150
10	PAINT AND FINISHES	1	sq ft	150	150

SECTION 2: EAST ELEVATION 2

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE FOUNDATION	1	sq ft	150	150
2	CONCRETE FLOOR	1	sq ft	150	150
3	CONCRETE WALL	1	sq ft	150	150
4	CONCRETE ROOF	1	sq ft	150	150
5	WOOD FRAMING	1	sq ft	150	150
6	GLASS CURTAIN WALL	1	sq ft	150	150
7	MECHANICAL SYSTEMS	1	sq ft	150	150
8	ELECTRICAL SYSTEMS	1	sq ft	150	150
9	PLUMBING SYSTEMS	1	sq ft	150	150
10	PAINT AND FINISHES	1	sq ft	150	150

SECTION 3: EAST ELEVATION 3

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE FOUNDATION	1	sq ft	150	150
2	CONCRETE FLOOR	1	sq ft	150	150
3	CONCRETE WALL	1	sq ft	150	150
4	CONCRETE ROOF	1	sq ft	150	150
5	WOOD FRAMING	1	sq ft	150	150
6	GLASS CURTAIN WALL	1	sq ft	150	150
7	MECHANICAL SYSTEMS	1	sq ft	150	150
8	ELECTRICAL SYSTEMS	1	sq ft	150	150
9	PLUMBING SYSTEMS	1	sq ft	150	150
10	PAINT AND FINISHES	1	sq ft	150	150

MATERIAL LEGEND:

SYMBOL	DESCRIPTION
[Pattern]	CONCRETE
[Pattern]	WOOD FRAMING
[Pattern]	GLASS CURTAIN WALL
[Pattern]	MECHANICAL SYSTEMS
[Pattern]	ELECTRICAL SYSTEMS
[Pattern]	PLUMBING SYSTEMS
[Pattern]	PAINT AND FINISHES

GENERAL NOTES:

1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
2. ALL WOOD SHALL BE DRY KILN DRIED LUMBER.
3. ALL GLASS SHALL BE 1/2" THICK CLEAR GLASS.
4. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
5. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
6. ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
7. ALL PAINT AND FINISHES SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

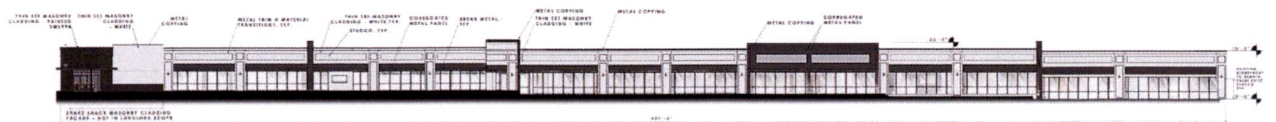
PROJECT INFORMATION:

OWNER: NORTHWOOD RETAIL, LLC
 PROJECT NAME: NORTHWOOD RETAIL, PHASE 2
 PROJECT NUMBER: 11111
 DATE: 11/11/2020
 ARCHITECT: ARCHITECTURE FIRM, INC.
 1234 N. MAIN ST., SUITE 100, DALLAS, TX 75201
 PHONE: (214) 555-1234

PROJECT ADDRESS:

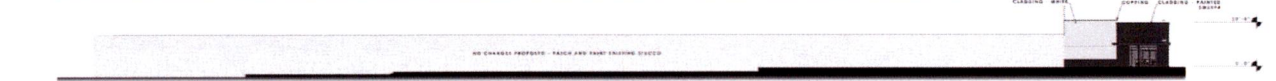
PRESTONWOOD PLACE
 LOT 5A, B, C, D - BLOCK 2
 NORTHWOOD RETAIL, LLC
 TOWN OF ADDISON, TEXAS

SCALE: 1/4" = 1'-0"



WEST ELEVATION C

MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composite)	Metal trim / coping	Composite Panel	Existing Brick point 01	Existing Brick point 02	Existing Brick point 04	Paint, Stone to be painted	Total Elevation	GLAZING	Total sq/ftching
AREA SF	1152	720	2610		363.3						4815.3	3410.8	8225.4
PERCENTAGE	23%	13%	50%	0%	8%	0%	0%	0%	0%	0%	100%	41%	100%



EAST ELEVATION C

MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composite)	Metal trim / coping	Composite Panel	Existing Brick point 01	Existing Brick point 02	Existing Brick point 04	Paint, Stone to be painted	Total Elevation	GLAZING	Total sq/ftching
AREA SF			183		21						182		710
PERCENTAGE	0%	0%	2%	0%	3%	0%	0%	0%	0%	0%	96%	0%	100%



SOUTH ELEVATION C

MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composite)	Metal trim / coping	Composite Panel	Existing Brick point 01	Existing Brick point 02	Existing Brick point 04	Paint, Stone to be painted	Total Elevation	GLAZING	Total sq/ftching
AREA SF			201		21						222		422
PERCENTAGE	0%	0%	4%	0%	1%	0%	0%	0%	0%	0%	100%	0%	100%



NORTH ELEVATION C

MATERIAL	Corrugated Metal	Stone	Thin set masonry cladding	Wood (composite)	Metal trim / coping	Composite Panel	Existing Brick point 01	Existing Brick point 02	Existing Brick point 04	Paint, Stone to be painted	Total Elevation	GLAZING	Total sq/ftching
AREA SF			1393		62						1455	341	1496
PERCENTAGE	0%	0%	97%	0%	3%	0%	0%	0%	0%	0%	100%	20%	100%

MATERIAL LEGEND:

DESCRIPTION	Color	Material	Notes
Corrugated Metal Panel	[Color]	Thin set masonry cladding	
Stone	[Color]	Wood (composite)	
Thin set masonry cladding	[Color]	Metal trim / coping	
Wood (composite)	[Color]	Composite Panel	
Metal trim / coping	[Color]	Existing Brick point 01	
Composite Panel	[Color]	Existing Brick point 02	
Existing Brick point 01	[Color]	Existing Brick point 04	
Existing Brick point 02	[Color]	Paint, Stone to be painted	
Existing Brick point 04	[Color]	GLAZING	
Paint, Stone to be painted	[Color]		
GLAZING	[Color]		

OWNER:
NORTHWOOD RETAIL, LLC
3082 PINE LANE, WACO, TEXAS
76782
PH: (866) 818-3313
RYAN MUSCOTT

ARCHITECT:
MERRIMAN ANDERSON, ARCHITECTS
300 N. FOSTER ST. DALLAS, TX 75202
PH: 214-987-1399
RYAN SCHULTZ

TOWN PROJECT NUMBER
1741-2

GRAPHIC SCALE

MASS NORTH-EAST NO. 2

ARCHITECTS
maa
MERRIMAN ANDERSON ARCHITECTS
300 N. FOSTER ST.
DALLAS, TEXAS 75202

PRESTONWOOD PLACE
LOTS A, B, C, D - BLOCK 2

TOWN OF ADDISON, TEXAS

ALLEN BLEDSOE SURVEY
ABSTRACT NO. 157

NO VIEW CORNER DATE FEET ANGLE SHEET

NO 501 04-14-2011 152 100 152 152

SITE ACRES: 1.14 AC

SECTION 2

SECTION 3

SECTION 4

SECTION 5

MATERIAL LEGEND

Material	Color	Notes
Concrete	Light Gray	Use on all exterior walls and floors.
Brick	Dark Gray	Use on all exterior walls.
Stucco	White	Use on all exterior walls.
Window	Black	Use on all windows.
Door	Black	Use on all doors.
Roof	Dark Gray	Use on all roofs.
Foundation	Dark Gray	Use on all foundations.
Trim	White	Use on all trim.
Signage	Black	Use on all signage.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE AS SHOWN ON THE MATERIAL LEGEND.
3. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

OWNER: PRESTONWOOD PALACE
ARCHITECT: LOUISA E. C. BLOCK & ASSOCIATES, INC.
PROJECT: TOWN OF ADDISON, TEXAS

DATE: 10/15/2024
SCALE: AS SHOWN