

ORDINANCE NO. O23-03

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING AND RESTATING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O20-08 FOR A 31.608± ACRE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BELT LINE ROAD AND DALLAS PARKWAY, AND ADDRESSED AS 5100 BELT LINE ROAD BY PROVIDING FOR ADOPTION OF AN AMENDED DEVELOPMENT PLAN FOR AN OFFICE AND RETAIL BUILDING AND ASSOCIATED SITE IMPROVEMENTS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on January 24, 2012, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O12-002 (“PD O12-002”) for a 31.608± acre property generally located at the southeast corner of Belt Line Road and Dallas Parkway, and addressed as 5100 Belt Line Road (the “Subject Property”); and

WHEREAS, on March 10, 2020, the City Council for the Town of Addison, Texas adopted PD District Ordinance O20-08 (“PD O20-08”), amending PD O12-002 to revise special conditions and adopt a development plan, as described therein; and

WHEREAS, at its regular meeting held on December 14, 2022, the Planning & Zoning Commission considered and made recommendations on a request to amend PD20-08 to provide for adoption of an amended development plan for an office and retail building and associated site improvements (Case No. 1869-Z); and

WHEREAS, the City Council desires to amend and restate PD O20-08, in its entirety, to provide for adoption of an amended development plan for an office and retail building and associated site improvements; 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 approval of this Development Plan 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. PD O20-08 development stipulations are to read as follows:

A. That Ordinance O12-002, is hereby amended as follows:

1. The original Planned Development District site plan is hereby replaced with the site plan as shown in **Exhibit A** of this Ordinance.
2. Additional site plans, conceptual landscape plans, floor plans, facade plans, and valet parking plans as shown in **Exhibit B** of this Planned Development District Ordinance, are hereby adopted.
3. Prior to the issuance of a Certificate of Occupancy for the proposed office and retail building, the Subject Property shall be improved in accordance with the site plans, landscape plans, floor plan, and façade plan, which are attached hereto as **Exhibit A** and **Exhibit B** and made a part hereof for all purposes. A detailed landscape plan shall be submitted for review with civil plans for the proposed office and retail building.
4. Section 2, is hereby amended to add Subsection C. Parking to read as follows:
 - C. **Parking**. A mixed-use parking ratio of 1 parking space per 225 square feet of gross floor area shall apply to all uses except for a movie theater which shall be parked at 1 parking space per 3 theater seats.
5. Section 2, is hereby amended to add Subsection D. Valet Parking to read as follows:
 - D. **Valet Parking**. The property owner shall submit an acceptable valet parking plan for the property to Town staff and follow the approved plan.
 - a. If valet services are provided, the property owner shall require the use of “park & stroll” or similar concepts that allow customers to drop off and pick up their car from any valet stand on the property.
 - b. If valet services are provided, then the property owner shall require the use of technology to allow customers to request their vehicle prior to arriving at the valet stand.
6. Save and except as amended by this Ordinance all other provisions in PD O12-002 shall remain in full force and effect.

SECTION 3. 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 4. 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 5. 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 6. 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 10TH day of JANUARY 2023.



TOWN OF ADDISON, TEXAS



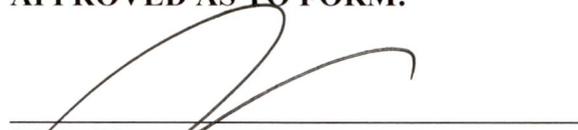
Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

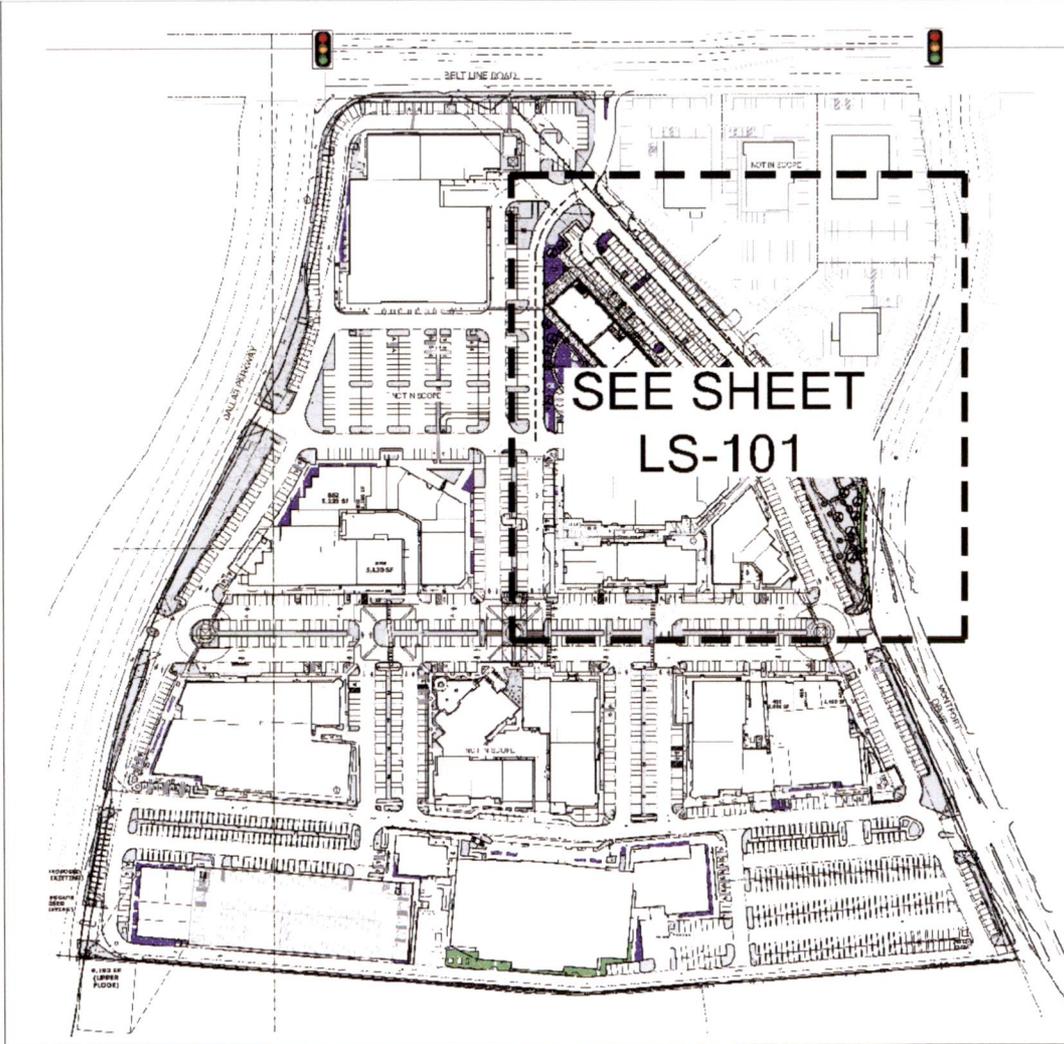


Irma G. Parker, City Secretary



Whitt Wyatt, City Attorney

Published in the Dallas Morning News on January 14, 2023



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (8" CAL. MIN. 14'-16" TALL)
LIVE OAK, BALD CYPRESS,
SHINKAPIN OAK, RED OAK
- PROPOSED ORNAMENTAL TREE
(2 1/2" CAL. MIN.)
(FIRST TWO (2) W. TEXAS REDBUD
(8-10 TALL MIN.), CFAPE MYRTLE
(8-8 TALL MIN.)
- EVERGREEN SCREENING SHRUB
PLANTING AREA (6' HT. AT TIME OF
PLANTING, 5 GAL. MIN. FILE 1 (ROSE OF
SHARON, WAX MYRTLE, TEXAS SAGE,
NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED
(SYMBOL SIZE VARIES BY CANOPY SIZE)
- EXISTING TREE TO BE REMOVED
(SYMBOL SIZE VARIES BY CANOPY SIZE)
- EXISTING LANDSCAPE SITE AREA
(LAWN OR MIXED PLANTING)
- PROPOSED LANDSCAPE SITE AREA
(MIXED PLANTING - NATIVE OR ADAPTED
SHRUBS OR GROUND COVER)
- PROPOSED LANDSCAPE SITE AREA
(LAWN - BUFFALO, ZOYSIA, BERBERIS)
- PROPOSED DECOMPOSED GRANITE
- PROPOSED PEDESTRIAN PAVEMENT
- LIMITS OF WORK
- EASEMENT
- HURPHY LINE

IRRIGATION NOTES

ALL IRRIGATION SYSTEMS SHALL BE DESIGNED BY A LICENSED IRRIGATION DESIGNER. THE DESIGN SHALL BE SUBMITTED TO THE TOWN OF ADDISON FOR REVIEW AND APPROVAL. THE DESIGN SHALL BE SUBMITTED TO THE TOWN OF ADDISON WITHIN 30 DAYS OF THE DATE OF THE PERMITTING APPLICATION.

SOIL NOTES

ALL SOILS SHALL BE TESTED AND CLASSIFIED BY A LICENSED SOIL TESTER. THE TEST RESULTS SHALL BE SUBMITTED TO THE TOWN OF ADDISON FOR REVIEW AND APPROVAL. THE TEST RESULTS SHALL BE SUBMITTED TO THE TOWN OF ADDISON WITHIN 30 DAYS OF THE DATE OF THE PERMITTING APPLICATION.

PLANTING LOCATION NOTES

PROPOSED PLANTING LOCATIONS SHALL BE ALIGNED WITH THE EXISTING OR PROPOSED DRIVEWAYS AND SIDEWALKS. PLANTING SHALL BE SPACED TO MAINTAIN CLEARANCE FROM BUILDINGS AND DRIVEWAYS. PLANTING SHALL BE SPACED TO MAINTAIN CLEARANCE FROM DRIVEWAYS AND SIDEWALKS. PLANTING SHALL BE SPACED TO MAINTAIN CLEARANCE FROM DRIVEWAYS AND SIDEWALKS.

Owner / Applicant
VOP Parkway, LLC
600 Bell Line Road
Suite 101
Addison, TX 75204
214.337.2600

LANDSCAPE ARCHITECTS
Dallas | Fort Worth | Austin



VILLAGE ON THE PARKWAY
LOT 10
Addison, Texas
Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

LANDSCAPE CALCULATIONS

Area or Feature	Percent	SQ. FT.
Total Landscape Site Area		125,880
Landscape Site Area	22%	27,714
Landscape Site Area	72%	91,166
Planting Lot Planting Area		125,880
Planting Lot Planting Area	12%	15,106
Planting Lot Planting Area	88%	110,774
27'-0" Buffer Requirement		125,880
Planting Lot Planting Area	2%	2,518
Planting Lot Planting Area	98%	123,362

VILLAGE ON THE PARKWAY

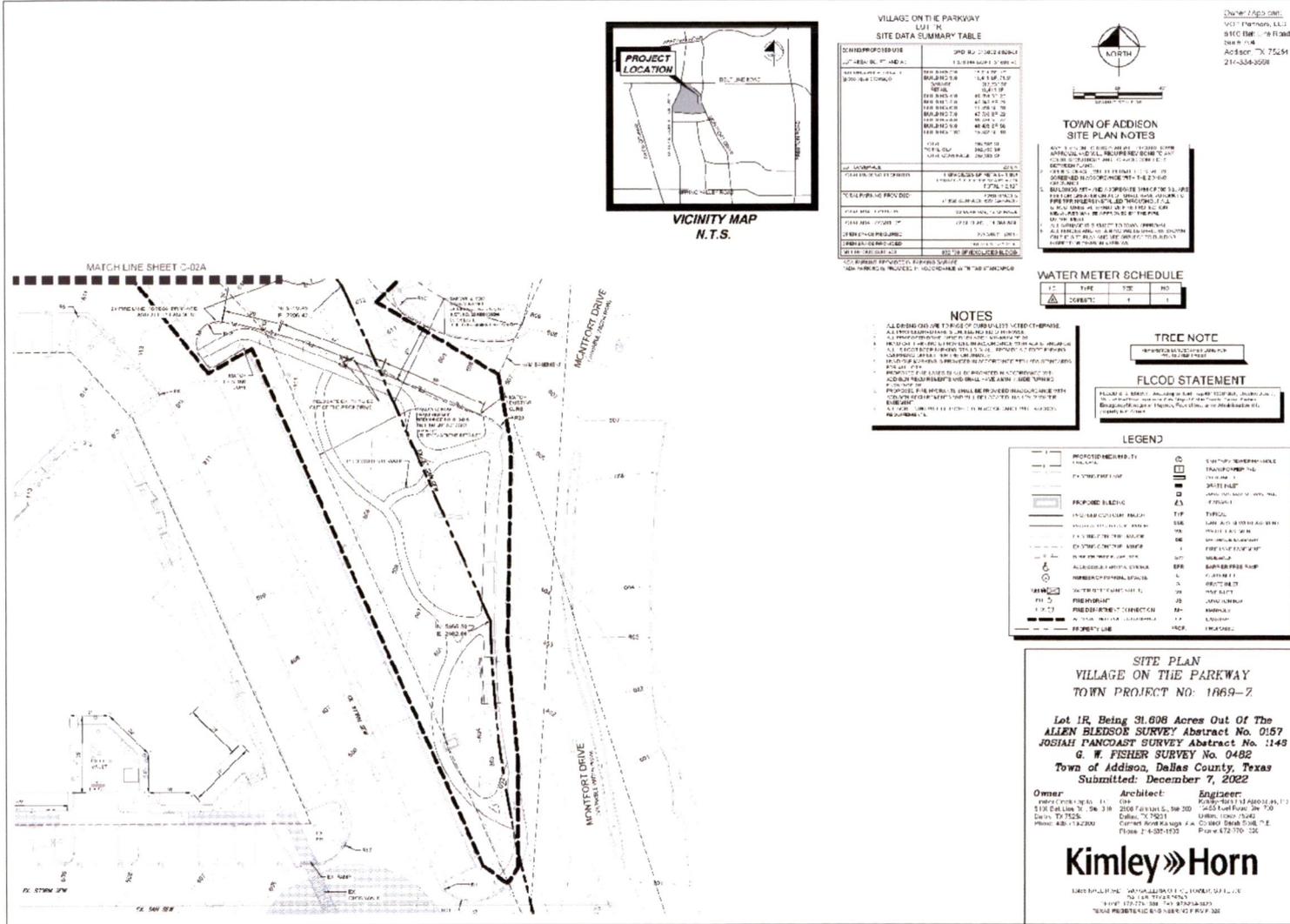
Area or Feature	Percent	SQ. FT.
Planting Lot Planting Area	2%	2,518
Planting Lot Planting Area	98%	123,362

ALR
BAS
APPROVAL

LANDSCAPE OVERALL SITE PLAN

Project No. 2211101
Date 12.07.2022

LS-100



ARCHITECTS
 Dallas | Fort Worth | Austin

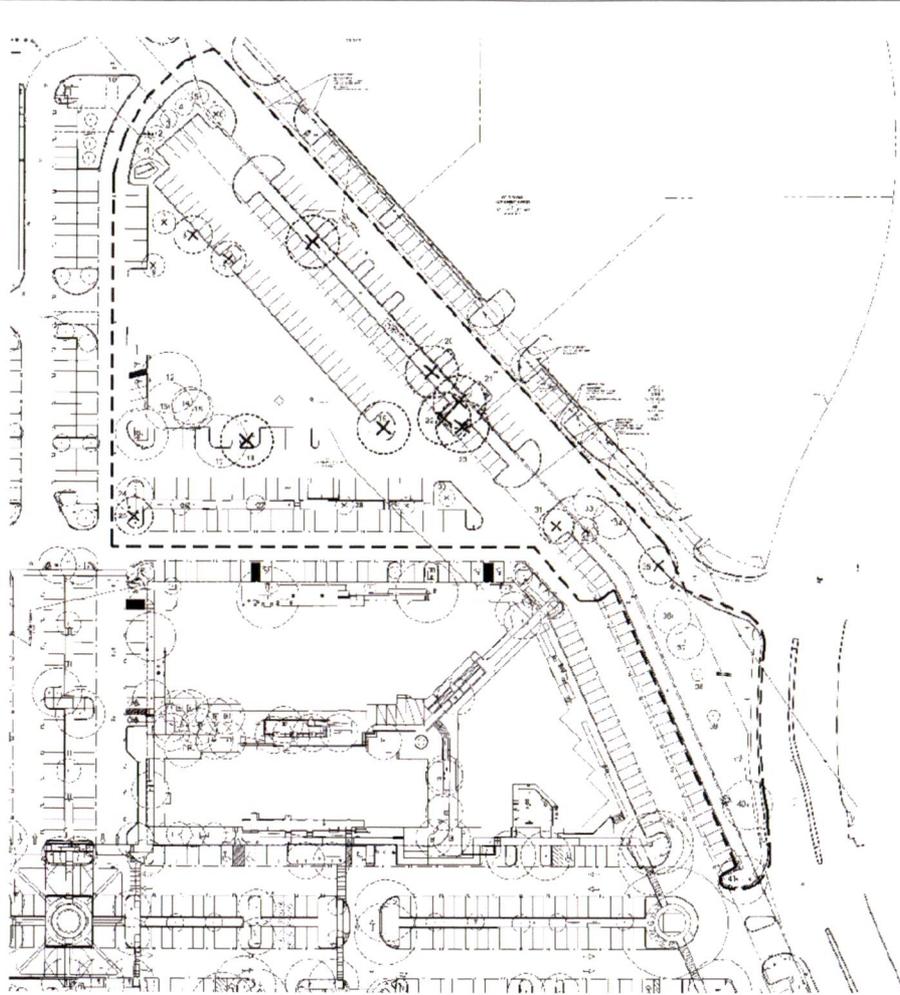
VILLAGE ON THE PARKWAY
 LOT 1R
 Addison, Texas
 Town Case Number 1869-Z
DEVELOPMENT PLAN AMENDMENT

VILLAGE ON THE PARKWAY
 DRIVE SOUTHFAST OF
 BLOCK 900 - SITE PLAN

Project No. 2211-01
 Date:

C-03

EXHIBIT B



LANDSCAPE LEGEND

- EXISTING TREE TO BE PRESERVED (SYMBOL SIZE VARIES BY CANOPY'S ZC)
- EXISTING TREE TO BE REMOVED (SYMBOL SIZE VARIES BY CANOPY'S ZC)
- LIMITS OF WORK
- PROPERTY LINE

TREE MITIGATION NOTES

ALL EXISTING OR ALL TREES OF CALIPER 4" OR GREATER SHALL BE PRESERVED UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT. TREES TO BE REMOVED SHALL BE REPLACED WITH ONE (1) TREE OF EQUAL OR GREATER CALIPER AND SPECIES. TREE MITIGATION SHALL BE PROVIDED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE ARCHITECT OR LANDSCAPE ARCHITECT. TREE MITIGATION SHALL BE PROVIDED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE ARCHITECT OR LANDSCAPE ARCHITECT.

Owner / Applicant:
VOP Partners, LLC
5100 Bell Line Road
S-17-704
Addicks, TX 75224
214.954.1940

LANDSCAPE ARCHITECTS
Dallas | Fort Worth | Austin

gff

VILLAGE ON THE PARKWAY
LOT 1K
Addicks, Texas
Town Case Number 1869-Z

DEVELOPMENT PLAN AMENDMENT

TREE PROTECTION AND REMOVAL

Tree #	Species	Location / Use of Tree	Tree Characteristics	Tree Preservation	Caliper (inches)	Caliper (inches)
1	Live Oak	Healthy	Preserved	Preserved	1	1
2	Live Oak	Healthy	Preserved	Preserved	1	1
3	Live Oak	Healthy	Preserved	Preserved	1	1
4	Live Oak	Healthy	Preserved	Preserved	1	1
5	Live Oak	Healthy	Preserved	Preserved	1	1
6	Live Oak	Healthy	Preserved	Preserved	1	1
7	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
8	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
9	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
10	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
11	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
12	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
13	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
14	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
15	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
16	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
17	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
18	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
19	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
20	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
21	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
22	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
23	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
24	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
25	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
26	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
27	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
28	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
29	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
30	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
31	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
32	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
33	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
34	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
35	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
36	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
37	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
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39	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
40	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
41	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
42	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
43	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
44	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
45	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
46	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
47	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
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49	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
50	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
51	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
52	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
53	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
54	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
55	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
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57	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
58	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
59	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
60	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
61	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
62	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
63	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
64	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
65	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
66	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
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69	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
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71	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
72	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
73	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
74	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
75	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
76	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
77	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
78	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
79	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
80	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
81	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
82	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
83	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
84	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
85	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
86	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
87	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
88	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
89	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
90	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
91	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
92	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
93	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
94	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
95	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
96	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
97	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
98	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
99	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1
100	Live Oak	Some Signs of Stress	Multi-Trunk	Preserved	1	1

TREE MITIGATION NOTES

REQUIRED CALIPER INCHES	PROVIDED CALIPER INCHES	QUANTITY OF PROPOSED TREES
4"	4"	100
6"	6"	50
8"	8"	25
10"	10"	15
12"	12"	10
14"	14"	5
16"	16"	5
18"	18"	5
20"	20"	5
24"	24"	5
30"	30"	5
36"	36"	5
42"	42"	5
48"	48"	5
54"	54"	5
60"	60"	5
66"	66"	5
72"	72"	5
78"	78"	5
84"	84"	5
90"	90"	5
96"	96"	5
102"	102"	5
108"	108"	5
114"	114"	5
120"	120"	5
126"	126"	5
132"	132"	5
138"	138"	5
144"	144"	5
150"	150"	5
156"	156"	5
162"	162"	5
168"	168"	5
174"	174"	5
180"	180"	5
186"	186"	5
192"	192"	5
198"	198"	5
204"	204"	5
210"	210"	5
216"	216"	5
222"	222"	5
228"	228"	5
234"	234"	5
240"	240"	5
246"	246"	5
252"	252"	5
258"	258"	5
264"	264"	5
270"	270"	5
276"	276"	5
282"	282"	5
288"	288"	5
294"	294"	5
300"	300"	5
306"	306"	5
312"	312"	5
318"	318"	5
324"	324"	5
330"	330"	5
336"	336"	5
342"	342"	5
348"	348"	5
354"	354"	5
360"	360"	5
366"	366"	5
372"	372"	5
378"	378"	5
384"	384"	5
390"	390"	5
396"	396"	5
402"	402"	5
408"	408"	5
414"	414"	5
420"	420"	5
426"	426"	5
432"	432"	5
438"	438"	5
444"	444"	5
450"	450"	5
456"	456"	5
462"	462"	5
468"	468"	5
474"	474"	5
480"	480"	5
486"	486"	5
492"	492"	5
498"	498"	5
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510"	510"	5
516"	516"	5
522"	522"	5
528"	528"	5
534"	534"	5
540"	540"	5
546"	546"	5
552"	552"	5
558"	558"	5
564"	564"	5
570"	570"	5
576"	576"	5
582"	582"	5
588"	588"	5
594"	594"	5
600"	600"	5
606"	606"	5
612"	612"	5
618"	618"	5
624"	624"	5
630"	630"	5
636"	636"	5
642"	642"	5
648"	648"	5
654"	654"	5
660"	660"	5
666"	666"	5
672"	672"	5
678"	678"	5
684"	684"	5
690"	690"	5
696"	696"	5
702"	702"	5
708"	708"	5
714"	714"	5
720"	720"	5
726"	726"	5
732"	732"	5
738"	738"	5
744"	744"	5
750"	750"	5
756"	756"	5
762"	762"	5
768"	768"	5
774"	774"	5
780"	780"	5
786"	786"	5
792"	792"	5
798"	798"	5
804"	804"	5
810"	810"	5
816"	816"	5
822"	822"	5
828"	828"	5
834"	834"	5
840"	840"	5
846"	846"	5
852"	852"	5
858"	858"	5
864"	864"	5
870"	870"	5
876"	876"	5
882"	882"	5
888"	888"	5
894"	894"	5
900"	900"	5
906"	906"	5
912"	912"	5
918"	918"	5
924"	924"	5
930"	930"	5
936"	936"	5
942"	942"	5
948"	948"	5
954"	954"	5
960"	960"	5
966"	966"	5
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990"	990"	5
996"	996"	5
1000"	1000"	5

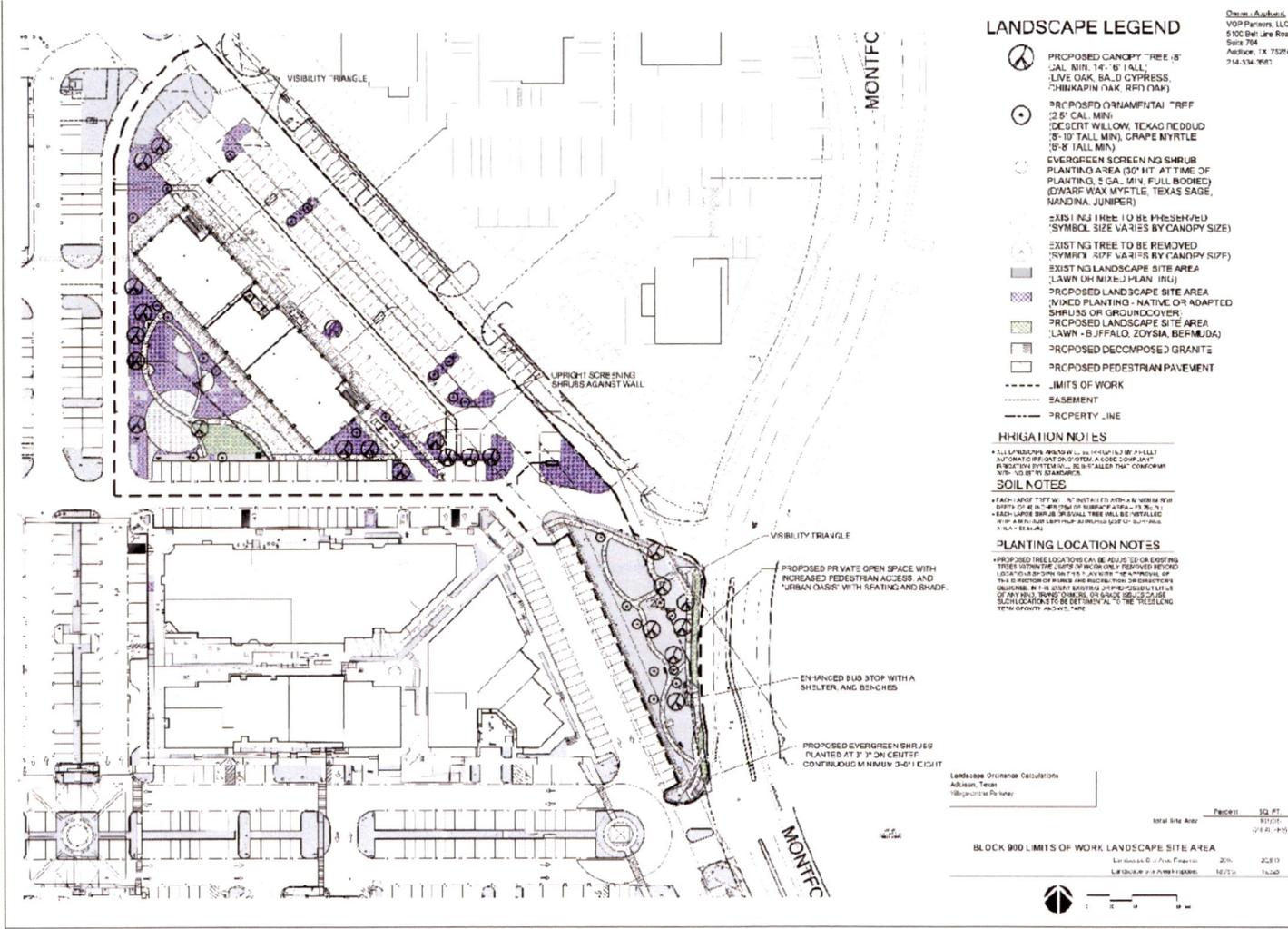
VILLAGE ON THE PARKWAY

Project No. 221-131
Date 12.02.2022

OFFICE OVER RETAIL TREE SURVEY

LS-101

EXHIBIT B



LANDSCAPE LEGEND

- ☉ PROPOSED CANOPY TREE (8' CAL. MIN. 14' - 6" TALL)
LIVE OAK, BALD CYPRESS,
SHINKAPIN OAK, RFI OAK
- ☉ PROPOSED ORNAMENTAL TREE
2' 8" CAL. MIN.
DESSERT WILLOW, TEXAS REDWOOD
(8'-10' TALL MIN), CRAPE MYRTLE
(8'-8" TALL MIN)
- ☉ EVERGREEN SCREENING SHRUB
PLANTING AREA (30' HGT. AT TIME OF
PLANTING, 2 CAL. MIN. FULL BODIED)
(DWARF WAX MYRTLE, TEXAS SAGE,
NANDINA, JUNIPER)
- ☉ EXISTING TREE TO BE PRESERVED
(SYMBOL SIZE VARIES BY CANOPY SIZE)
- ☉ EXISTING TREE TO BE REMOVED
(SYMBOL SIZE VARIES BY CANOPY SIZE)
- ▭ EXISTING LANDSCAPE SITE AREA
(LAWN OR MIXED PLANTING)
- ▭ PROPOSED LANDSCAPE SITE AREA
(WIDED PLANTING - NATIVE OR ADAPTED
SHRUBS OR GROUNDCOVERS)
- ▭ PROPOSED LANDSCAPE SITE AREA
(LAWN - BUFFALO, ZOYSIA, BERMUDA)
- ▭ PROPOSED DECOMPOSED GRANITE
- ▭ PROPOSED PEDESTRIAN PAVEMENT
- LIMITS OF WORK
- BASEMENT
- PROPERTY LINE

IRRIGATION NOTES

* ALL IRRIGATION SYSTEMS TO BE INSTALLED BY FULLY
LICENSED IRRIGATION CONTRACTOR. A COMPLETE IRRIGATION
SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER
FOR REVIEW AND APPROVAL.

SOIL NOTES

* EACH LARGE TREE WILL BE INSTALLED WITH AN IRRIGATION
SYSTEM OF 4" DRAINAGE OF SUBSTRATE AREA. 1/2" TO 1"
DRAINAGE BENCHES OR DRAINAGE TRENCHES SHALL BE
INSTALLED AT A MINIMUM 10' FROM THE TRUNK OF EACH
TREE TO BE PLANTED.

PLANTING LOCATION NOTES

* PROPOSED TREE LOCATIONS CAN BE ADJUSTED OR EXISTING
TREES WITHIN THE LIMITS OF WORK ONLY REMOVED BEFORE
CONSTRUCTION OF THE PROJECT. THE NUMBER OF
TREES TO BE REMOVED SHALL BE DETERMINED BY THE CITY
ENGINEER. IN THE EVENT EXISTING TREES ARE REMOVED
OR ANY NEW TREES ARE PLANTED, THE CITY ENGINEER
SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS
BEFORE CONSTRUCTION OF THE PROJECT.

Landscape Ordinance Calculations
Addison, Texas
10/20/2022

Parcel#	SQ. FT.
90000	12,120
90001	12,120
90002	12,120
90003	12,120
90004	12,120
90005	12,120
90006	12,120
90007	12,120
90008	12,120
90009	12,120
90010	12,120
90011	12,120
90012	12,120
90013	12,120
90014	12,120
90015	12,120
90016	12,120
90017	12,120
90018	12,120
90019	12,120
90020	12,120
90021	12,120
90022	12,120
90023	12,120
90024	12,120
90025	12,120
90026	12,120
90027	12,120
90028	12,120
90029	12,120
90030	12,120
90031	12,120
90032	12,120
90033	12,120
90034	12,120
90035	12,120
90036	12,120
90037	12,120
90038	12,120
90039	12,120
90040	12,120
90041	12,120
90042	12,120
90043	12,120
90044	12,120
90045	12,120
90046	12,120
90047	12,120
90048	12,120
90049	12,120
90050	12,120
90051	12,120
90052	12,120
90053	12,120
90054	12,120
90055	12,120
90056	12,120
90057	12,120
90058	12,120
90059	12,120
90060	12,120
90061	12,120
90062	12,120
90063	12,120
90064	12,120
90065	12,120
90066	12,120
90067	12,120
90068	12,120
90069	12,120
90070	12,120
90071	12,120
90072	12,120
90073	12,120
90074	12,120
90075	12,120
90076	12,120
90077	12,120
90078	12,120
90079	12,120
90080	12,120
90081	12,120
90082	12,120
90083	12,120
90084	12,120
90085	12,120
90086	12,120
90087	12,120
90088	12,120
90089	12,120
90090	12,120
90091	12,120
90092	12,120
90093	12,120
90094	12,120
90095	12,120
90096	12,120
90097	12,120
90098	12,120
90099	12,120
90100	12,120

BLOCK 900 LIMITS OF WORK LANDSCAPE SITE AREA

Lot Number	Area (Sq. Feet)	Planting Area (Sq. Feet)
Lot 90001	12,120	12,120
Lot 90002	12,120	12,120
Lot 90003	12,120	12,120
Lot 90004	12,120	12,120
Lot 90005	12,120	12,120
Lot 90006	12,120	12,120
Lot 90007	12,120	12,120
Lot 90008	12,120	12,120
Lot 90009	12,120	12,120
Lot 90010	12,120	12,120
Lot 90011	12,120	12,120
Lot 90012	12,120	12,120
Lot 90013	12,120	12,120
Lot 90014	12,120	12,120
Lot 90015	12,120	12,120
Lot 90016	12,120	12,120
Lot 90017	12,120	12,120
Lot 90018	12,120	12,120
Lot 90019	12,120	12,120
Lot 90020	12,120	12,120
Lot 90021	12,120	12,120
Lot 90022	12,120	12,120
Lot 90023	12,120	12,120
Lot 90024	12,120	12,120
Lot 90025	12,120	12,120
Lot 90026	12,120	12,120
Lot 90027	12,120	12,120
Lot 90028	12,120	12,120
Lot 90029	12,120	12,120
Lot 90030	12,120	12,120
Lot 90031	12,120	12,120
Lot 90032	12,120	12,120
Lot 90033	12,120	12,120
Lot 90034	12,120	12,120
Lot 90035	12,120	12,120
Lot 90036	12,120	12,120
Lot 90037	12,120	12,120
Lot 90038	12,120	12,120
Lot 90039	12,120	12,120
Lot 90040	12,120	12,120
Lot 90041	12,120	12,120
Lot 90042	12,120	12,120
Lot 90043	12,120	12,120
Lot 90044	12,120	12,120
Lot 90045	12,120	12,120
Lot 90046	12,120	12,120
Lot 90047	12,120	12,120
Lot 90048	12,120	12,120
Lot 90049	12,120	12,120
Lot 90050	12,120	12,120
Lot 90051	12,120	12,120
Lot 90052	12,120	12,120
Lot 90053	12,120	12,120
Lot 90054	12,120	12,120
Lot 90055	12,120	12,120
Lot 90056	12,120	12,120
Lot 90057	12,120	12,120
Lot 90058	12,120	12,120
Lot 90059	12,120	12,120
Lot 90060	12,120	12,120
Lot 90061	12,120	12,120
Lot 90062	12,120	12,120
Lot 90063	12,120	12,120
Lot 90064	12,120	12,120
Lot 90065	12,120	12,120
Lot 90066	12,120	12,120
Lot 90067	12,120	12,120
Lot 90068	12,120	12,120
Lot 90069	12,120	12,120
Lot 90070	12,120	12,120
Lot 90071	12,120	12,120
Lot 90072	12,120	12,120
Lot 90073	12,120	12,120
Lot 90074	12,120	12,120
Lot 90075	12,120	12,120
Lot 90076	12,120	12,120
Lot 90077	12,120	12,120
Lot 90078	12,120	12,120
Lot 90079	12,120	12,120
Lot 90080	12,120	12,120
Lot 90081	12,120	12,120
Lot 90082	12,120	12,120
Lot 90083	12,120	12,120
Lot 90084	12,120	12,120
Lot 90085	12,120	12,120
Lot 90086	12,120	12,120
Lot 90087	12,120	12,120
Lot 90088	12,120	12,120
Lot 90089	12,120	12,120
Lot 90090	12,120	12,120
Lot 90091	12,120	12,120
Lot 90092	12,120	12,120
Lot 90093	12,120	12,120
Lot 90094	12,120	12,120
Lot 90095	12,120	12,120
Lot 90096	12,120	12,120
Lot 90097	12,120	12,120
Lot 90098	12,120	12,120
Lot 90099	12,120	12,120
Lot 90100	12,120	12,120

Drawn: Autodesk
VOP Partners, LLC
5100 Bell Line Road
Suite 704
Addison, TX 75204
714.534.7601

LANDSCAPE ARCHITECTS
Dallas | Fort Worth | Austin

gff

VILLAGE ON THE PARKWAY
LOT 1R
Addison, Texas
Town Case Number 1869-Z

DEVELOPMENT PLAN AMENDMENT

VILLAGE ON THE PARKWAY

NO. DATE REVISION

NO. DATE REVISION

THIS DOCUMENT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT OR AGREEMENT. ANY CHANGES TO THE PLAN SHALL BE MADE BY A SUPPLEMENTAL SHEET.

OFFICE OVER RETAIL LANDSCAPE PLAN

Project No. 22111.01
Date 12/01/2022

LS-103

EXHIBIT B



EXHIBIT B

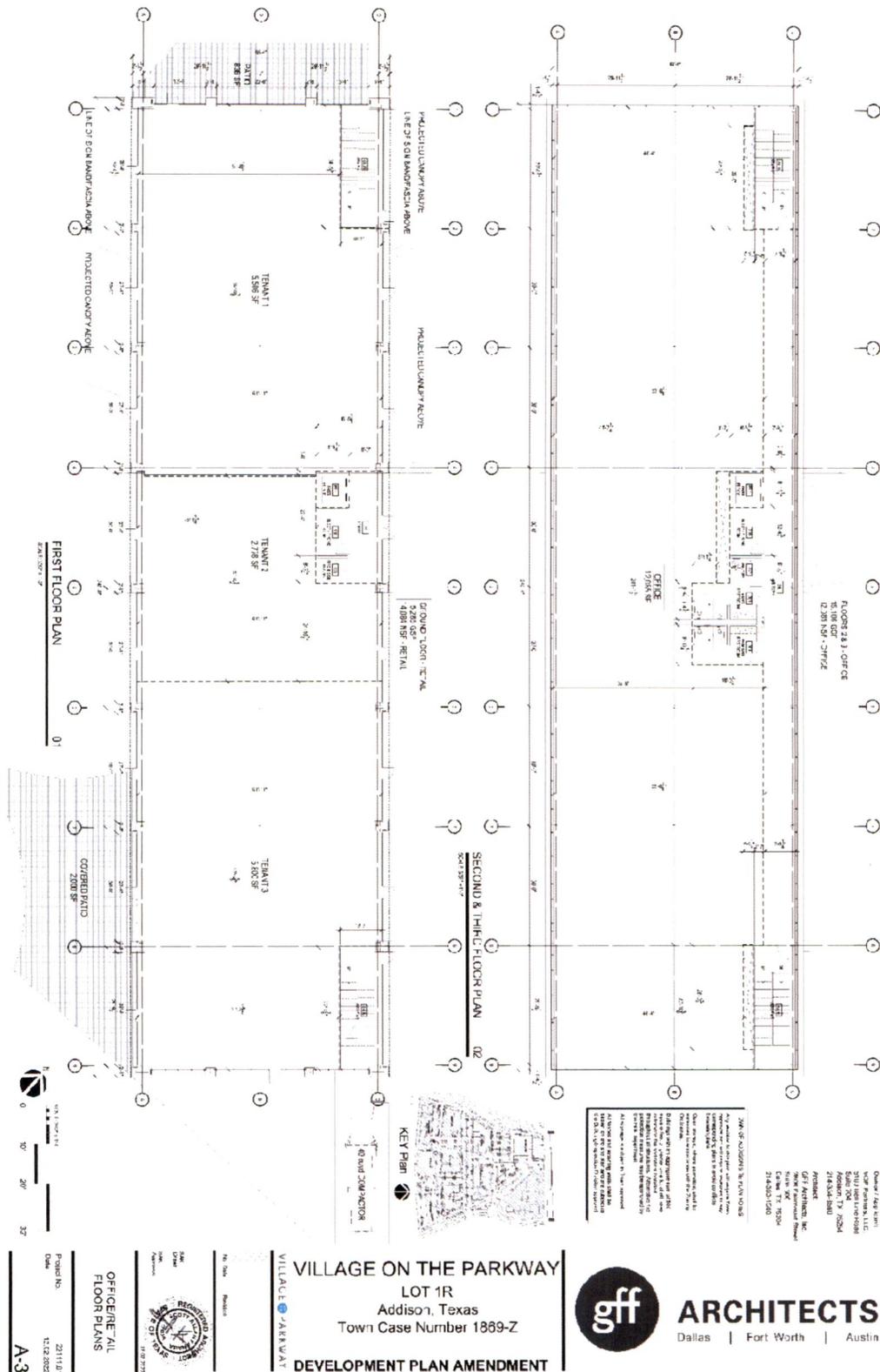


EXHIBIT B

EXTERIOR MATERIAL CALCULATIONS

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00
2	STEEL	50	TON	1000.00	50000.00
3	GLASS	200	SQ FT	50.00	10000.00
4	BRICK	1000	SQ FT	10.00	10000.00
5	PAINT	100	GA	100.00	10000.00
6	ROOFING	100	SQ FT	100.00	10000.00
7	MECHANICAL	100	HR	100.00	10000.00
8	ELECTRICAL	100	HR	100.00	10000.00
9	PLUMBING	100	HR	100.00	10000.00
10	LANDSCAPE	100	HR	100.00	10000.00
11	CONCRETE	100	YD	120.00	12000.00
12	STEEL	50	TON	1000.00	50000.00
13	GLASS	200	SQ FT	50.00	10000.00
14	BRICK	1000	SQ FT	10.00	10000.00
15	PAINT	100	GA	100.00	10000.00
16	ROOFING	100	SQ FT	100.00	10000.00
17	MECHANICAL	100	HR	100.00	10000.00
18	ELECTRICAL	100	HR	100.00	10000.00
19	PLUMBING	100	HR	100.00	10000.00
20	LANDSCAPE	100	HR	100.00	10000.00

KEY PLAN

EXTERIOR MATERIAL CALCULATIONS

SCALE: 1/8" = 1'-0"

05 DUMPIER ELEVATIONS

06 NORTH ELEVATION

07 SOUTH ELEVATION

08 EAST ELEVATION

09 WEST ELEVATION

10

11

12

13

14

15

16

17

18

19

20

OFFICE/RETAIL ELEVATIONS

DATE: 12.02.2022

SCALE: 1/8" = 1'-0"

A-4

VILLAGE ON THE PARKWAY

LOT 1R

Addison, Texas

Town Case Number 1869-Z

DEVELOPMENT PLAN AMENDMENT

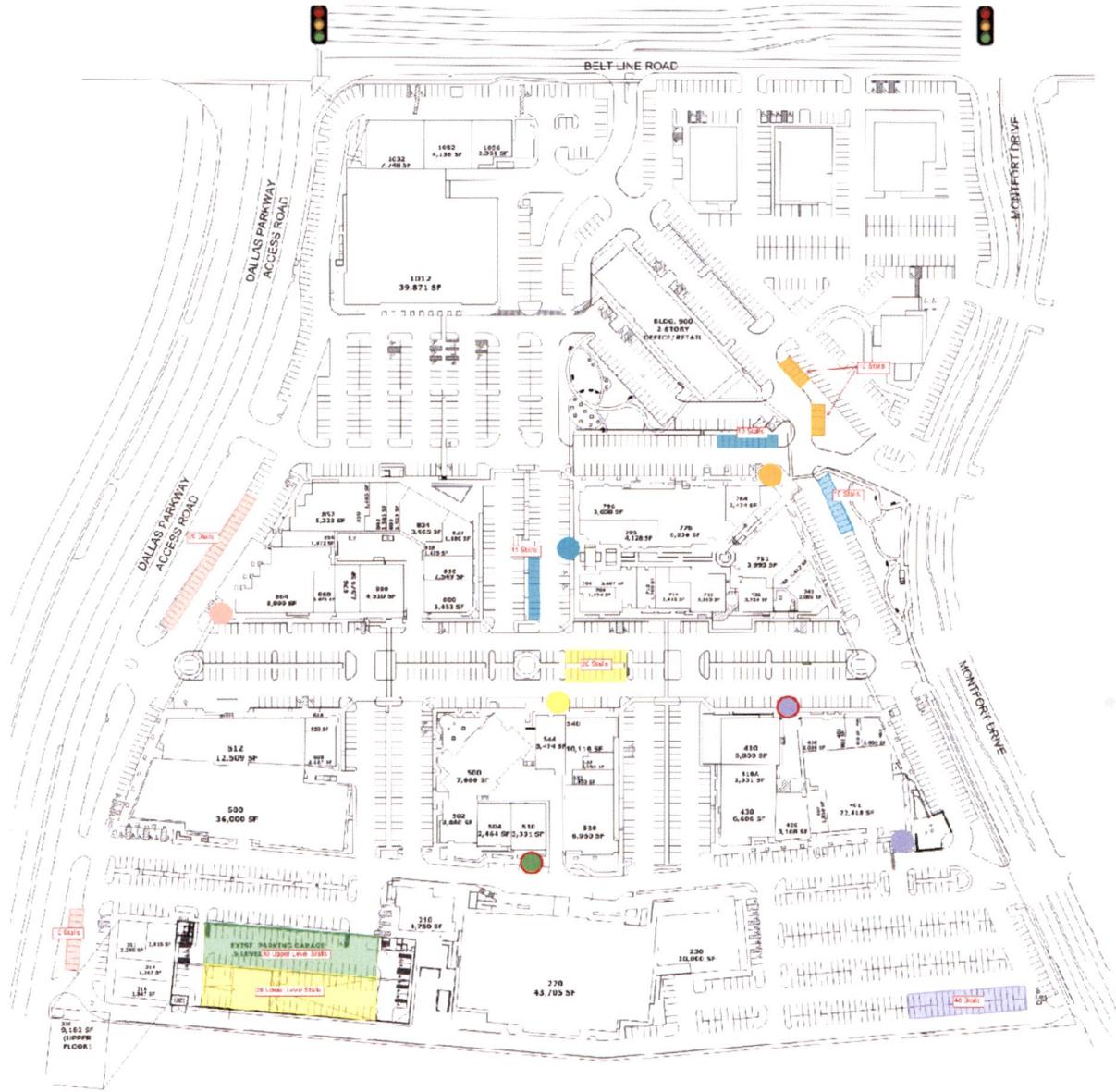
gff ARCHITECTS

Dallas | Fort Worth | Austin

OWNER/ARCHITECT:
VOPT PARTNERS, LLC
5108 BELT LINE ROAD
ADDISON, TX 75244
214.341.3420

ARCHITECT:
gff ARCHITECTS
207 PARKWAY
SUITE 200
DALLAS, TX 75201
214.341.3420

EXHIBIT B



VILLAGE PARKWAY



Vestar

gff ARCHITECTS