

**ORDINANCE NO. O23-15**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O22-27 FOR A 1.47± ACRE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BELT LINE ROAD AND BUSINESS AVENUE, AND ADDRESSED AS 3820 BELT LINE ROAD BY PROVIDING FOR ADOPTION OF AN AMENDED DEVELOPMENT PLAN FOR A BANK WITH A DRIVE-THRU 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 September 13, 2022, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O22-27 (“PD O22-27”) with a development plan and granted a Special Use Permit (SUP) for a portion of the property to be used as a drive-thru restaurant for a 2.034± acre property generally located at the southeast corner of Belt Line Road and Business Avenue, and addressed as 3820 Belt Line Road (the “Subject Property”); and

**WHEREAS**, at its regular meeting held on February 21, 2023, the Planning & Zoning Commission considered and made recommendations on a request to amend PD O22-27 to provide for adoption of an amended development plan for a bank with a drive-thru and associated site improvements (Case No. 1871-Z); 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.** The Subject Property shall be improved in accordance with the Development Plan, which is comprised of a site plan, landscape plan, façade and floor plans (the “Development Plan”), which is attached hereto as **Exhibit A** and made a part hereof for all purposes.

**SECTION 3.** The modified Local Retail (LR) District standards established by PD O22-27 shall be repealed and replaced by the following conditions:

- A. The Subject Property shall be developed in accordance with the Local Retail (LR) District standards with the following exceptions:

- i. Minimum Building Height = 20 feet
  - ii. Maximum Building Height = 35 feet
  - iii. Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road
- B. No additional driveway connections to Belt Line Road from the Subject Property are permitted.
- C. Directional signage, as permitted by the Town’s Sign Ordinance, shall be provided on site.

**SECTION 4.** 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 5.** 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 6.** 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 7.** 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 14<sup>TH</sup> day of MARCH 2023.

**TOWN OF ADDISON, TEXAS**

  
Joe Chow, Mayor

**ATTEST:**

*Irma G. Parker*

Irma G. Parker, City Secretary

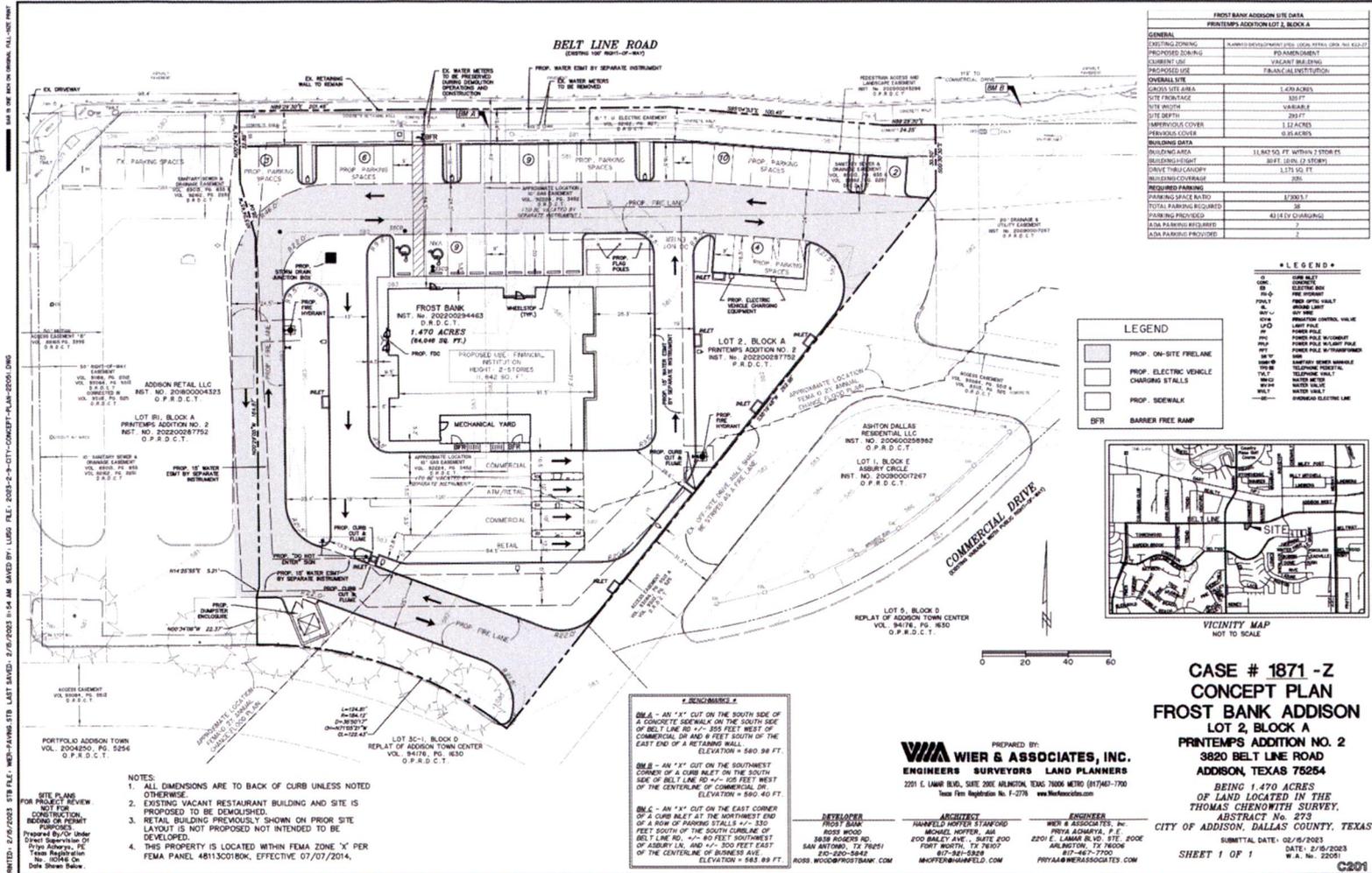
**APPROVED AS TO FORM:**

*Whitt Wyatt*

Whitt Wyatt, City Attorney

Published in the Dallas Morning News on Friday, March 17, 2023.





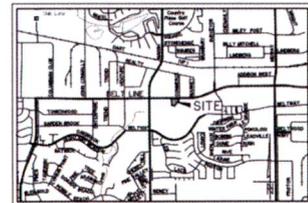
FROST BANK ADDITION SITE DATA	
PRINTemps ADDITION LOT 2, BLOCK A	
GENERAL	
EXISTING ZONING	COMMERCIAL DEVELOPMENT (C) PER LOCAL ORDINANCE 54.02.02
PROPOSED ZONING	PD (AMUSEMENT)
EQUIPMENT USE	RESTAURANT BUILDING
PROPOSED USE	TRUCK CARRIER/STATION
OVERALL SITE	
ACRES TOTAL AREA	1.470 ACRES
SITE FRONTAGE	350 FT
SITE WIDTH	VARIABLE
SITE DEPTH	203 FT
IMPERVIOUS COVER	1.12 ACRES
PERVIOUS COVER	0.35 ACRES
BUILDING DATA	
BUILDING AREA	11,842 SQ. FT. WITHIN 3 STORIES
BUILDING HEIGHT	30 FT. (LOCAL SYSTEM)
DRIVE THROUGH	1,173 SQ. FT.
BUILDING COVERAGE	20%
REQUIRED PARKING	
PARKING SPACE RATIO	17/1000 F
TOTAL PARKING REQUIRED	38
PARKING PROVIDED	43 (18 BY CHARGING)
DATA PARKING REQUIRED	2
DATA PARKING PROVIDED	2

**LEGEND**

○	PROP. ON-SITE PRELIME
□	PROP. ELECTRIC VEHICLE CHARGING STALLS
▭	PROP. SIDEWALK
—	BFR BARRIER FREE RAMP

**LEGEND**

○	PROP. ON-SITE PRELIME
□	PROP. ELECTRIC VEHICLE CHARGING STALLS
▭	PROP. SIDEWALK
—	BFR BARRIER FREE RAMP



**CASE # 1871 - Z**  
**CONCEPT PLAN**  
**FROST BANK ADDISON**  
**LOT 2, BLOCK A**  
**PRINTemps ADDITION NO. 2**  
**3820 BELT LINE ROAD**  
**ADDISON, TEXAS 75254**

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2261 E. LAMAR BLVD., SUITE 200 WILMINGTON, TEXAS 76093 METRO (817)403-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com

**DEVELOPER**  
 FROST BANK  
 ROSS WOOD  
 3838 PROSSER RD.  
 SAN ANTONIO, TX 78251  
 210-200-5445  
 ROSS.WOOD@PROSBANK.COM

**ARCHITECT**  
 HANFELD HOFFER STANFORD  
 MICHAEL HOFFER, AIA  
 200 BASKLEY AVE. - SUITE 200  
 FORT WORTH, TX 76107  
 817-361-5269  
 MHOFFER@HANFELD.COM

**ENGINEER**  
 WIER & ASSOCIATES, INC.  
 PRITYA AGARWALA, P.E.  
 2201 E. LAMAR BLVD., STE. 200E  
 ARLINGTON, TX 76010  
 817-467-7700  
 PRITYA@WIERASSOCIATES.COM

**RECORDING**

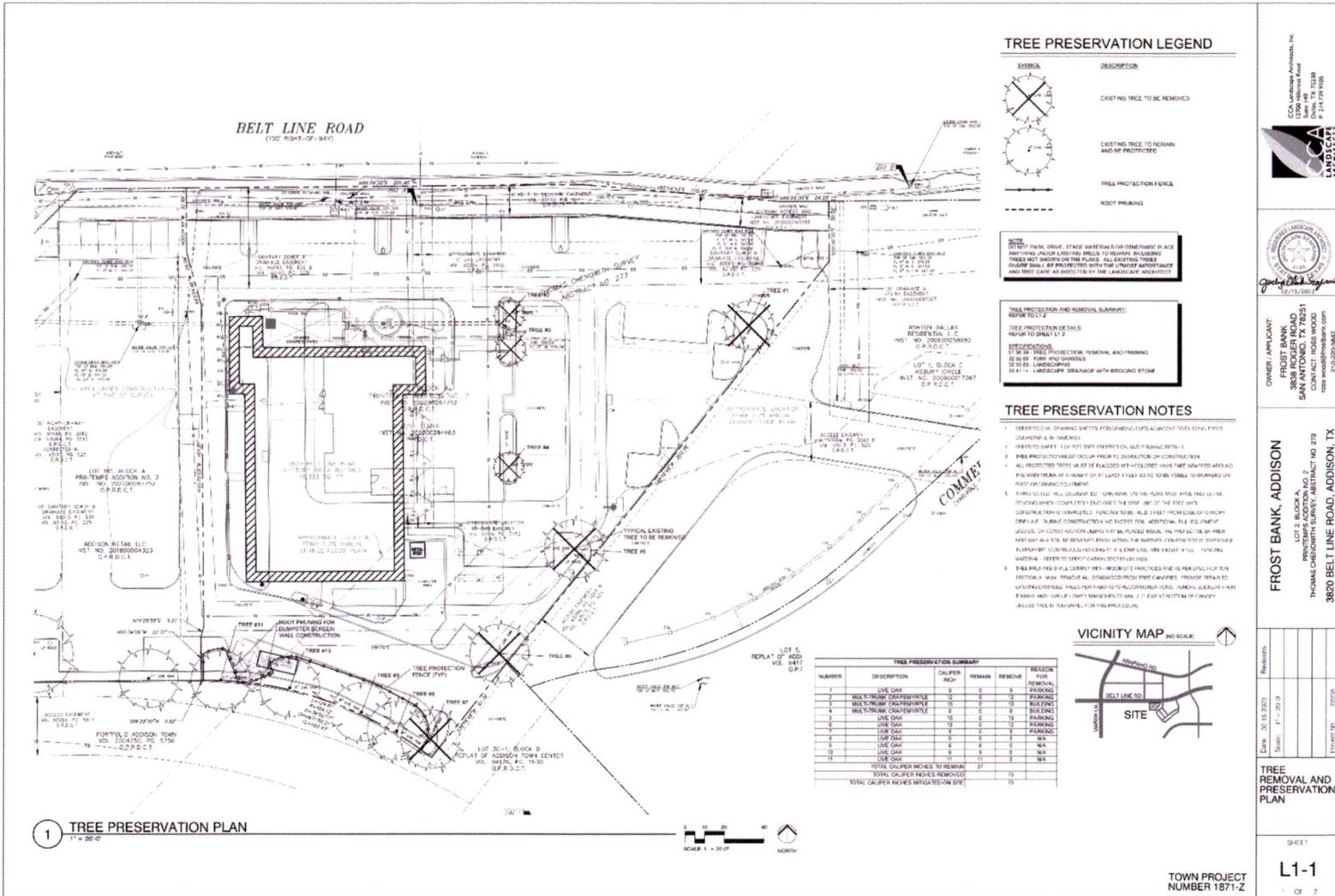
**BLA** - AN "X" CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF BELT LINE RD +/- 105 FEET WEST OF COMMERCIAL DR AND 8 FEET SOUTH OF THE EAST END OF A RETAINING WALL. ELEVATION = 580.38 FT.

**BLB** - AN "X" CUT ON THE SOUTHWEST CORNER OF A CURB MLET ON THE SOUTH SIDE OF BELT LINE RD +/- 105 FEET WEST OF THE CENTERLINE OF COMMERCIAL DR. ELEVATION = 580.40 FT.

**BLC** - AN "X" CUT ON THE EAST CORNER OF A CURB MLET AT THE NORTHWEST END OF A ROW OF PARKING STALLS +/- 330 FEET SOUTH OF THE SOUTH CURBLINE OF BELT LINE RD +/- 80 FEET SOUTHWEST OF ASBURY LN. AND +/- 300 FEET EAST OF THE CENTERLINE OF BUSINESS AVE. ELEVATION = 583.89 FT.

- NOTES:**
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
  2. EXISTING VACANT RESTAURANT BUILDING AND SITE IS PROPOSED TO BE DEMOLISHED.
  3. RETAIL BUILDING PREVIOUSLY SHOWN ON PRIOR SITE LAYOUT IS NOT PROPOSED NOT INTENDED TO BE DEVELOPED.
  4. THIS PROPERTY IS LOCATED WITHIN FEMA ZONE "X" PER FEMA PANEL 4813C0180K, EFFECTIVE 07/07/2014.

**SITE PLANS FOR PROJECT REVIEW NOT FOR CONSTRUCTION BEYOND OR PERMIT PURPOSES**  
 Prepared By: Of Under  
 Sheet: 4 of 11  
 Date: 2/18/2023  
 Drawn: [Name]



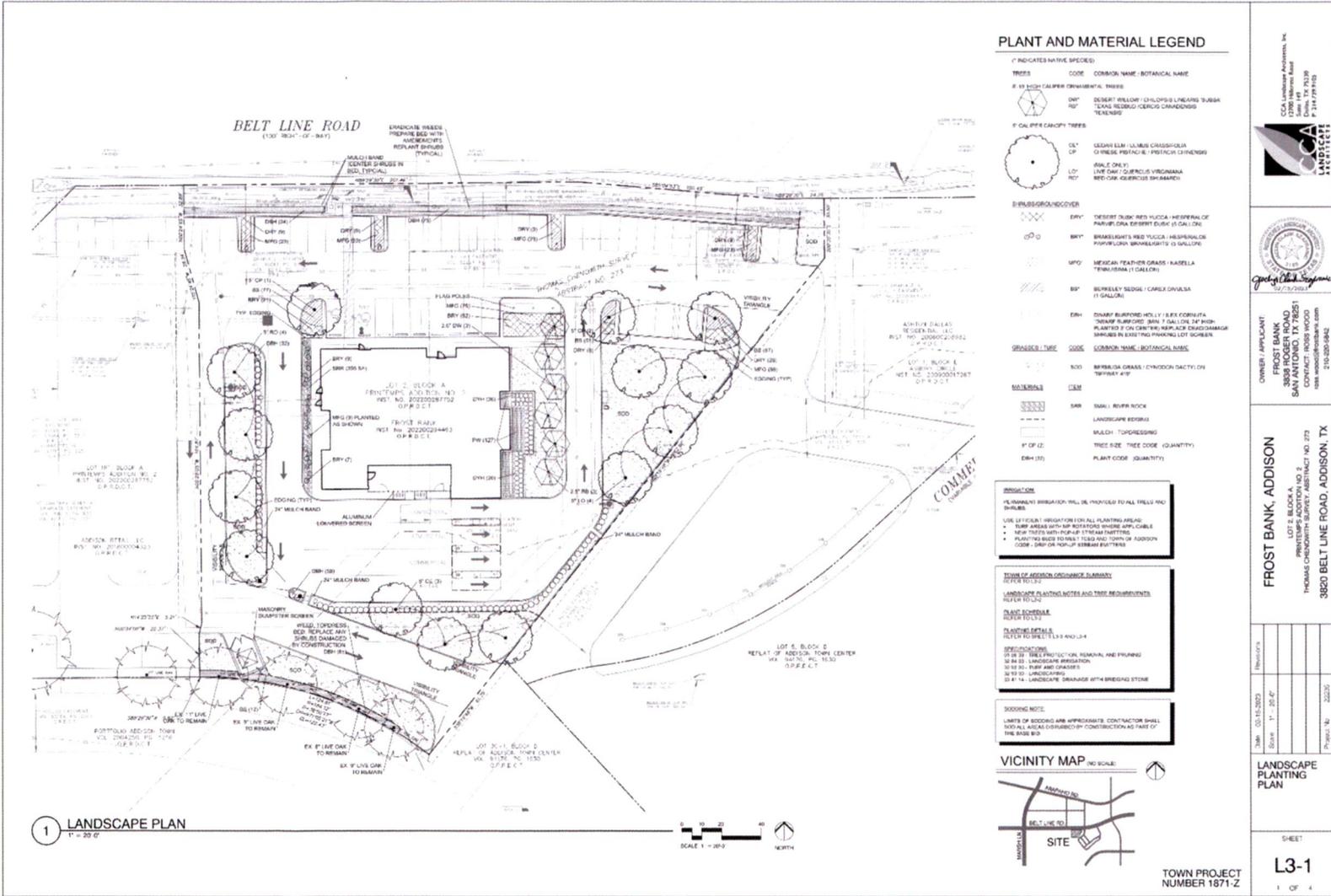
OWNER/APPLICANT:  
**FROST BANK**  
3820 BELT LINE ROAD  
SAN ANTONIO, TX 78251  
CONTACT: RUSSELL WOOD  
PHONE: 210-350-3442

**FROST BANK, ADDISON**  
LOT 2, BLOCK A,  
FROST BANK ADDISON NO. 2  
THOMAS CHENOWETH SURVEY, ABSTRACT NO. 279  
3820 BELT LINE ROAD, ADDISON, TX

Date: 01/15/2023  
Revised:  
Sheet: 11 of 20-0  
Project No: 222206

**TREE REMOVAL AND PRESERVATION PLAN**

SHEET  
**L1-1**  
1 of 2



1 LANDSCAPE PLAN  
1" = 30'

**PLANT AND MATERIAL LEGEND**

- TREES**
- C INDICATES IN THE SPECIES
- TREES** CODE COMMON NAME BOTANICAL NAME
- F 48 HIGH CANOPY ORNAMENTAL TREES
- DM\* DESERT WILLOW (CHOLIS) LEAVES RUBRA
  - RT\* TEXAS REDWOOD (CERCIS CANADENSIS 'TEXENSIS')
- F 6 CALIF PER CANOPY TREES
- CS\* CEDAR LIME (LUNEA CRASSIFOLIA) (FRESH ORNAMENTAL TREES)
  - OW\* LIVE OAK (QUERCUS VIRGINIANA 'NEE-OAK' (QUERCUS BRANDED))
- SHRUBS/UNDERCOVER**
- ERV\* DESERT BUCK WOOD (YUCCA) (GENERAL OF PANDORA) (DESERT BUCK) (S-CALIF.)
  - BR\* BRANKEIGHTS RED YUCCA (HEMISPHERE POPPYLOBA) BRANKEIGHTS (S GALLEO)
  - MP\* MEXICAN FEATHER GRASS (HADELLA 'TANU' (HALL) (GALLON))
  - BT\* BURKELLY SAGE (CARYL DIVULSA (1 GALLON))
  - EM\* EMERY BURFORD HOLLY (ILEX CORNUTA 'EMERY BURFORD' (3IN 7 GALLON) (24" HOOD PLANTER) (2" ON CORNER) (REPLACE EXISTING) (MAGNOLIA SHRUBS IN EXISTING PARKING LOT SCREEN)
- SPRINKLER TREE** CODE COMMON NAME BOTANICAL NAME
- SC\* BIRFLOSA GRASS (VACHONIA DACTYLON 'TERRACE' (4")
- MATERIALS** CODE
- SM\* SAND (SAND) (SAND)
  - LD\* LANDSCAPE DESIGN
  - ML\* MULCH (TOPDRESSING)
  - T\* TREE SIZE TREE CODE QUANTITY
  - EM\* (30) PLANT CODE QUANTITY
- INDICATION**
- PERMANENT IRRIGATION SHALL BE PROVIDED FOR ALL TREES AND SHRUBS
  - USE OF IRRIGATION IRRIGATION FOR ALL PLANTING AREAS
  - TEMP AREAS WITH AIR REGULATIONS WHERE APPLICABLE
  - NEW TREES WITH 10% AIR STREAM FILTERING
  - PLANTING BEDS TO MATCH 1" TREAD AND 1/4" ORNAMENTAL CODE (SAND OR MULCH) (SAND) (SAND)
- TOWN OF ADDISON ORDINANCE SUMMARY**
- LANDSCAPE PLANTING NOTES AND TREE REQUIREMENTS
- PLANT SCHEDULE
- PLANTING DETAILS
- INDICATIONS
- 30000% NOTE

**VICINITY MAP** NO SCALE



CCA Landscape Architecture, Inc.  
10000 West Loop South, Suite 100  
Dallas, TX 75240  
Phone: 214-777-8125  
Fax: 214-777-8125

CCA  
LANDSCAPE ARCHITECTURE

OWNER/APPLICANT:  
**FROST BANK**  
3838 ROGER ROAD  
SAN ANTONIO, TX 78251  
www.frostbank.com

**FROST BANK, ADDISON**  
LOT 2, BLOCK A  
PRELIMINARY SURVEY ABSTRACT NO. 273  
THOMAS CENTER BLVD. ABSTRACT NO. 273  
3820 BELT LINE ROAD, ADDISON, TX

DATE: 02-15-2023  
SCALE: 1" = 30' 0"  
PROJECT NO: 222235

**LANDSCAPE PLANTING PLAN**

SHEET  
**L3-1**  
1 OF 4

TOWN PROJECT NUMBER 1871-Z

**LANDSCAPE PLANTING NOTES**

- FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
- TREES ARE TO BE PLANTED IN SPECIFIED PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
- UNLESS OTHERWISE NOTED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE ENVIRONMENTAL. CONTRACTOR SHALL STAKE OUT ALL ENVIRONMENTAL TREE LOCATIONS IN THE FIELD USING COLOR-CODED FLAGGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN THE FIELD.
- STRUCTURAL BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO BEE PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS AS SHOWN AS NOTED IN THE DRAWINGS TO PROVIDE FULL COVERAGE IN AREA. ALSO ADJUST SHALL BE OBTAINED FOR STAGGERED PLACEMENT TO PRIMARY VIEWING DIRECTION.
- FINISH GRADE OF DRIVEWAYS SHALL BE THREE AND ONE HALF (3 1/2) INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TOP OF CURB IS TO BE APPLIED.
- UNLESS OTHERWISE INDICATED, ALL TREES SHALL BE TOP-DRESSED WITH A THREE BANNER LAYER (FRESH) CONSISTING OF LAYERS OF RECYCLED WASTE COVERING WITH THREE (3) INCH COMPACTED BENCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL LAYERS TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE OWNER'S REPRESENTATIVE OF ANY CONVICTION FORM ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, COVERAGE AND SIZE IF DAMAGED, DESTROYED OR REMOVED.
- CONTRACTOR SHALL WEED OR EXPOSE ALL MINOR SOIL LISTED IN PLANT SCHEDULE INCLUDING DESTABILIZER SOILS.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRUNK LITTER AND BRUSH AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING, STAKING, OR MARKING OF DRIVEWAYS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING LEAVE OUTS.
- EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF SITE BY CONTRACTOR.
- FINISH GRADE OF TOP OF TREES LOCATED IN FOOTING SHALL BE TWO (2) FEET ABOVE THE FINISHED GRADE OF THE PLANTING BED OR DRIVE AREA. MATCH SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SITE.
- CONTRACTOR SHALL PATRICK ALL AREAS OF DISTURBED LAND WITH SOLID BROWN BERBERIS GRASS - REF PLANS. NEW BED SHALL BE PLANT TO EXISTING PLANT.
- HAPPALE PLANTING SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- TREES (IF OR GREATER) IDENTIFIED AS A PART OF THE NATURAL LANDSCAPE TO BE REMOVED AS A PART OF DISTURBANCE GRADING OR OTHER DEVELOPMENT MUST BE MITIGATED/REPLACED ON SITE AT A RATE OF CALIPER INCHES PROCEEDED CALIPER INCHES BEING REMOVED.

**PLANT AND MATERIALS SCHEDULE**

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
<b>Medium and Large Trees</b>				
1	CP	CHERRY PASTORIE BALS ON V1 PASTORIE GRENUS	7" CAL MM	10' - 17' HEIGHT SINGLE STRAIGHT LEADER FULL MATCHED CANOPES MALE ONE Y PLANTED AS SHOWN
4	LD	LIVE OAK / QUERCUS VIRGINIANA	7" CAL MM	10' - 18' HEIGHT SINGLE STRAIGHT LEADER FULL MATCHED CANOPES MALE ONE Y PLANTED AS SHOWN
4	RD	SHRIMP RED OAK / QUERCUS SHRAMDI	7" CAL MM	10' - 18' HEIGHT SINGLE STRAIGHT LEADER FULL MATCHED CANOPES MALE ONE Y PLANTED AS SHOWN
<b>Small Trees</b>				
1	DN	DOGWOOD / CORNUS FLORIDA	2 1/2" CAL MM	8' - 10' HEIGHT BUSHY TRUNK FULL MATCHED CANOPES 3.5' CAL MM PLANTED AS SHOWN
3	RB	TEXAS REDBUD / CERES CANADENSIS VAR TEXENSIS	2 1/2" CAL MM	8' - 12' HEIGHT SINGLE STRAIGHT LEADER FULL MATCHED CANOPES UPRIGHT VERTICAL GROWTH PLANTED AS SHOWN
<b>Shrubs, Perennials, Ornamentals, Grasses</b>				
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
207	SS	IRVING GLEDITSIA / COELES GLEDITSIA	1" GAL	10' OC 6" PLANTING SPACING 10' MIN HEIGHT FALL TO BASE HEAVY ROOTED
232	MF	MORNING GLORY GRASS / MANDALA TENNESIANA	1" GAL	10' OC 6" PLANTING SPACING 10' MIN HEIGHT FALL TO BASE HEAVY ROOTED
137	PH	PURPLE LEAF HYDRANGEA / HYDRANGEA PURPLE LEAF	1" GAL	10' OC 6" PLANTING SPACING MIN 3 SHOOTS FALL TO BASE HEAVY ROOTED
107	DNH	DOGWOOD BURNING BUSH / ALNUS CORNUTA BURNING BUSH	3" CAL MM	30' OC SINGLE SHOOT 24" MIN HEIGHT AT PLANTING FALL TO BASE HEAVY ROOTED
68	DNH	BONDIKAL QUARRY YALPUN HELIX / ILEX VERTICILLA BONSAI	3" CAL	30' OC SINGLE SHOOT 17" MIN HEIGHT AT PLANTING FALL TO BASE HEAVY ROOTED
10	DRY	DESSERT OLIVE RED YUCCA / YUCCA SPADICEA	3" GAL	20' OC 6" PLANTING SPACING 10' MIN HEIGHT FALL TO BASE HEAVY ROOTED
66	SBY	BRANDYBUSH RED YUCCA / YUCCA SPADICEA	3" GAL	20' OC 6" PLANTING SPACING 10' MIN HEIGHT FALL TO BASE HEAVY ROOTED
<b>Turf Grass</b>				
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
1	VERY	PERKY 416 BERMUDA GRASS / CYNDOZA DACTYLOCTENIUM 416	500L BOTT	REFER TO SPEC
<b>Materials</b>				
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
1	VEP	SMALL NATIVE SUEW BUSH	2"	3-10" DEPTH WASHED RIVER ROCK AS PROVIDED BY VARIETY STONE - 80% GRADES OR SMALLER IN THE BINS AS PROVIDED BY CUSTOM STONE SUPPLY 1/4" - 1/2" - 3/4" - 1" - 1 1/2" - 2" - 3" - 4" - 6" - 8" - 10" - 12" - 15" - 18" - 24" - 30" - 36" - 42" - 48" - 60" - 72" - 84" - 96" - 108" - 120" - 144" - 168" - 180" - 216" - 240" - 270" - 300" - 324" - 360" - 378" - 420" - 450" - 480" - 540" - 600" - 630" - 660" - 720" - 756" - 810" - 840" - 900" - 936" - 972" - 1008" - 1080" - 1125" - 1170" - 1200" - 1260" - 1350" - 1440" - 1500" - 1560" - 1620" - 1680" - 1710" - 1764" - 1800" - 1836" - 1872" - 1908" - 1944" - 1980" - 2016" - 2052" - 2100" - 2142" - 2160" - 2196" - 2232" - 2268" - 2304" - 2340" - 2376" - 2400" - 2436" - 2472" - 2508" - 2544" - 2580" - 2616" - 2652" - 2688" - 2724" - 2760" - 2796" - 2832" - 2868" - 2904" - 2940" - 2976" - 3012" - 3048" - 3084" - 3120" - 3156" - 3192" - 3228" - 3264" - 3300" - 3336" - 3372" - 3408" - 3444" - 3480" - 3516" - 3552" - 3588" - 3624" - 3660" - 3696" - 3732" - 3768" - 3804" - 3840" - 3876" - 3912" - 3948" - 3984" - 4020" - 4056" - 4092" - 4128" - 4164" - 4200" - 4236" - 4272" - 4308" - 4344" - 4380" - 4416" - 4452" - 4488" - 4524" - 4560" - 4596" - 4632" - 4668" - 4704" - 4740" - 4776" - 4812" - 4848" - 4884" - 4920" - 4956" - 4992" - 5028" - 5064" - 5100" - 5136" - 5172" - 5208" - 5244" - 5280" - 5316" - 5352" - 5388" - 5424" - 5460" - 5496" - 5532" - 5568" - 5604" - 5640" - 5676" - 5712" - 5748" - 5784" - 5820" - 5856" - 5892" - 5928" - 5964" - 6000" - 6036" - 6072" - 6108" - 6144" - 6180" - 6216" - 6252" - 6288" - 6324" - 6360" - 6396" - 6432" - 6468" - 6504" - 6540" - 6576" - 6612" - 6648" - 6684" - 6720" - 6756" - 6792" - 6828" - 6864" - 6900" - 6936" - 6972" - 7008" - 7044" - 7080" - 7116" - 7152" - 7188" - 7224" - 7260" - 7296" - 7332" - 7368" - 7404" - 7440" - 7476" - 7512" - 7548" - 7584" - 7620" - 7656" - 7692" - 7728" - 7764" - 7800" - 7836" - 7872" - 7908" - 7944" - 7980" - 8016" - 8052" - 8088" - 8124" - 8160" - 8196" - 8232" - 8268" - 8304" - 8340" - 8376" - 8412" - 8448" - 8484" - 8520" - 8556" - 8592" - 8628" - 8664" - 8700" - 8736" - 8772" - 8808" - 8844" - 8880" - 8916" - 8952" - 8988" - 9024" - 9060" - 9096" - 9132" - 9168" - 9204" - 9240" - 9276" - 9312" - 9348" - 9384" - 9420" - 9456" - 9492" - 9528" - 9564" - 9600" - 9636" - 9672" - 9708" - 9744" - 9780" - 9816" - 9852" - 9888" - 9924" - 9960" - 9996" - 10032" - 10068" - 10104" - 10140" - 10176" - 10212" - 10248" - 10284" - 10320" - 10356" - 10392" - 10428" - 10464" - 10500" - 10536" - 10572" - 10608" - 10644" - 10680" - 10716" - 10752" - 10788" - 10824" - 10860" - 10896" - 10932" - 10968" - 11004" - 11040" - 11076" - 11112" - 11148" - 11184" - 11220" - 11256" - 11292" - 11328" - 11364" - 11400" - 11436" - 11472" - 11508" - 11544" - 11580" - 11616" - 11652" - 11688" - 11724" - 11760" - 11796" - 11832" - 11868" - 11904" - 11940" - 11976" - 12012" - 12048" - 12084" - 12120" - 12156" - 12192" - 12228" - 12264" - 12300" - 12336" - 12372" - 12408" - 12444" - 12480" - 12516" - 12552" - 12588" - 12624" - 12660" - 12696" - 12732" - 12768" - 12804" - 12840" - 12876" - 12912" - 12948" - 12984" - 13020" - 13056" - 13092" - 13128" - 13164" - 13200" - 13236" - 13272" - 13308" - 13344" - 13380" - 13416" - 13452" - 13488" - 13524" - 13560" - 13596" - 13632" - 13668" - 13704" - 13740" - 13776" - 13812" - 13848" - 13884" - 13920" - 13956" - 13992" - 14028" - 14064" - 14100" - 14136" - 14172" - 14208" - 14244" - 14280" - 14316" - 14352" - 14388" - 14424" - 14460" - 14496" - 14532" - 14568" - 14604" - 14640" - 14676" - 14712" - 14748" - 14784" - 14820" - 14856" - 14892" - 14928" - 14964" - 15000" - 15036" - 15072" - 15108" - 15144" - 15180" - 15216" - 15252" - 15288" - 15324" - 15360" - 15396" - 15432" - 15468" - 15504" - 15540" - 15576" - 15612" - 15648" - 15684" - 15720" - 15756" - 15792" - 15828" - 15864" - 15900" - 15936" - 15972" - 16008" - 16044" - 16080" - 16116" - 16152" - 16188" - 16224" - 16260" - 16296" - 16332" - 16368" - 16404" - 16440" - 16476" - 16512" - 16548" - 16584" - 16620" - 16656" - 16692" - 16728" - 16764" - 16800" - 16836" - 16872" - 16908" - 16944" - 16980" - 17016" - 17052" - 17088" - 17124" - 17160" - 17196" - 17232" - 17268" - 17304" - 17340" - 17376" - 17412" - 17448" - 17484" - 17520" - 17556" - 17592" - 17628" - 17664" - 17700" - 17736" - 17772" - 17808" - 17844" - 17880" - 17916" - 17952" - 17988" - 18024" - 18060" - 18096" - 18132" - 18168" - 18204" - 18240" - 18276" - 18312" - 18348" - 18384" - 18420" - 18456" - 18492" - 18528" - 18564" - 18600" - 18636" - 18672" - 18708" - 18744" - 18780" - 18816" - 18852" - 18888" - 18924" - 18960" - 18996" - 19032" - 19068" - 19104" - 19140" - 19176" - 19212" - 19248" - 19284" - 19320" - 19356" - 19392" - 19428" - 19464" - 19500" - 19536" - 19572" - 19608" - 19644" - 19680" - 19716" - 19752" - 19788" - 19824" - 19860" - 19896" - 19932" - 19968" - 20004" - 20040" - 20076" - 20112" - 20148" - 20184" - 20220" - 20256" - 20292" - 20328" - 20364" - 20400" - 20436" - 20472" - 20508" - 20544" - 20580" - 20616" - 20652" - 20688" - 20724" - 20760" - 20796" - 20832" - 20868" - 20904" - 20940" - 20976" - 21012" - 21048" - 21084" - 21120" - 21156" - 21192" - 21228" - 21264" - 21300" - 21336" - 21372" - 21408" - 21444" - 21480" - 21516" - 21552" - 21588" - 21624" - 21660" - 21696" - 21732" - 21768" - 21804" - 21840" - 21876" - 21912" - 21948" - 21984" - 22020" - 22056" - 22092" - 22128" - 22164" - 22200" - 22236" - 22272" - 22308" - 22344" - 22380" - 22416" - 22452" - 22488" - 22524" - 22560" - 22596" - 22632" - 22668" - 22704" - 22740" - 22776" - 22812" - 22848" - 22884" - 22920" - 22956" - 22992" - 23028" - 23064" - 23100" - 23136" - 23172" - 23208" - 23244" - 23280" - 23316" - 23352" - 23388" - 23424" - 23460" - 23496" - 23532" - 23568" - 23604" - 23640" - 23676" - 23712" - 23748" - 23784" - 23820" - 23856" - 23892" - 23928" - 23964" - 24000" - 24036" - 24072" - 24108" - 24144" - 24180" - 24216" - 24252" - 24288" - 24324" - 24360" - 24396" - 24432" - 24468" - 24504" - 24540" - 24576" - 24612" - 24648" - 24684" - 24720" - 24756" - 24792" - 24828" - 24864" - 24900" - 24936" - 24972" - 25008" - 25044" - 25080" - 25116" - 25152" - 25188" - 25224" - 25260" - 25296" - 25332" - 25368" - 25404" - 25440" - 25476" - 25512" - 25548" - 25584" - 25620" - 25656" - 25692" - 25728" - 25764" - 25800" - 25836" - 25872" - 25908" - 25944" - 25980" - 26016" - 26052" - 26088" - 26124" - 26160" - 26196" - 26232" - 26268" - 26304" - 26340" - 26376" - 26412" - 26448" - 26484" - 26520" - 26556" - 26592" - 26628" - 26664" - 26700" - 26736" - 26772" - 26808" - 26844" - 26880" - 26916" - 26952" - 26988" - 27024" - 27060" - 27096" - 27132" - 27168" - 27204" - 27240" - 27276" - 27312" - 27348" - 27384" - 27420" - 27456" - 27492" - 27528" - 27564" - 27600" - 27636" - 27672" - 27708" - 27744" - 27780" - 27816" - 27852" - 27888" - 27924" - 27960" - 27996" - 28032" - 28068" - 28104" - 28140" - 28176" - 28212" - 28248" - 28284" - 28320" - 28356" - 28392" - 28428" - 28464" - 28500" - 28536" - 28572" - 28608" - 28644" - 28680" - 28716" - 28752" - 28788" - 28824" - 28860" - 28896" - 28932" - 28968" - 29004" - 29040" - 29076" - 29112" - 29148" - 29184" - 29220" - 29256" - 29292" - 29328" - 29364" - 29400" - 29436" - 29472" - 29508" - 29544" - 29580" - 29616" - 29652" - 29688" - 29724" - 29760" - 29796" - 29832" - 29868" - 29904" - 29940" - 29976" - 30012" - 30048" - 30084" - 30120" - 30156" - 30192" - 30228" - 30264" - 30300" - 30336" - 30372" - 30408" - 30444" - 30480" - 30516" - 30552" - 30588" - 30624" - 30660" - 30696" - 30732" - 30768" - 30804" - 30840" - 30876" - 30912" - 30948" - 30984" - 31020" - 31056" - 31092" - 31128" - 31164" - 31200" - 31236" - 31272" - 31308" - 31344" - 31380" - 31416" - 31452" - 31488" - 31524" - 31560" - 31596" - 31632" - 31668" - 31704" - 31740" - 31776" - 31812" - 31848" - 31884" - 31920" - 31956" - 31992" - 32028" - 32064" - 32100" - 32136" - 32172" - 32208" - 32244" - 32280" - 32316" - 32352" - 32388" - 32424" - 32460" - 32496" - 32532" - 32568" - 32604" - 32640" - 32676" - 32712" - 32748" - 32784" - 32820" - 32856" - 32892" - 32928" - 32964" - 33000" - 33036" - 33072" - 33108" - 33144" - 33180" - 33216" - 33252" - 33288" - 33324" - 33360" - 33396" - 33432" - 33468" - 33504" - 33540" - 33576" - 33612" - 33648" - 33684" - 33720" - 33756" - 33792" - 33828" - 33864" - 33900" - 33936" - 33972" - 34008" - 34044" - 34080" - 34116" - 34152" - 34188" - 34224" - 34260" - 34296" - 34332" - 34368" - 34404" - 34440" - 34476" - 34512" - 34548" - 34584" - 34620" - 34656" - 34692" - 34728" - 34764" - 34800" - 34836" - 34872" - 34908" - 34944" - 34980" - 35016" - 35052" - 35088" - 35124" - 35160" - 35196" - 35232" - 35268" - 35304" - 35340" - 35376" - 35412" - 35448" - 35484" - 35520" - 35556" - 35592" - 35628" - 35664" - 35700" - 35736" - 35772" - 35808" - 35844" - 35880" - 35916" - 35952" - 35988" - 36024" - 36060" - 36096" - 36132" - 36168" - 36204" - 36240" - 36276" - 36312" - 36348" - 36384" - 36420" - 36456" - 36492" - 36528" - 36564" - 36600" - 36636" - 36672" - 36708" - 36744" - 36780" - 36816" - 36852" - 36888" - 36924" - 36960" - 36996" - 37032" - 37068" - 37104" - 37140" - 37176" - 37212" - 37248" - 37284" - 37320" - 37356" - 37392" - 37428" - 37464" - 37500" - 37536" - 37572" - 37608" - 37644" - 37680" - 37716" - 37752" - 37788" - 37824" - 37860" - 37896" - 37932" - 37968" - 38004" - 38040" - 38076" - 38112" - 38148" - 38184" - 38220" - 38256" - 38292" - 38328" - 38364" - 38400" - 38436" - 38472" - 38508" - 38544" - 38580" - 38616" - 38652" - 38688" - 38724" - 38760" - 38796" - 38832" - 38868" - 38904" - 38940" - 38976" - 39012" - 39048" - 39084" - 39120" - 39156" - 39192" - 39228" - 39264" - 39300" - 39336" - 39372" - 39408" - 39444" - 39480" - 39516" - 39552" - 39588" - 39624" - 39660" - 39696" - 39732" - 39768" - 39804" - 39840" - 39876" - 39912" - 39948" - 39984" - 40020" - 40056" - 40092" - 40128" - 40164" - 40200" - 40236" - 40272" - 40308" - 40344" - 40380" - 40416" - 40452" - 40488" - 40524" - 40560" - 40596" - 40632" - 40668" - 40704" - 40740" - 40776" - 40812" - 40848" - 40884" - 40920" - 40956" - 40992" - 41028" - 41064" - 41100" - 41136" - 41172" - 41208" - 41244" - 41280" - 41316" - 41352" - 41388" - 41424" - 41460" - 41496" - 41532" - 41568" - 41604" - 41640" - 41676" - 41712" - 41748" - 41784" - 41820" - 41856" - 41892" - 41928" - 41964" - 42000" - 42036" - 42072" - 42108" - 42144" - 42180" - 42216" - 42252" - 42288" - 42324" - 42360" - 42396" - 42432" - 42468" - 42504" - 42540" - 42576" - 42612" - 42648" - 42684" - 42720" - 42756" - 42792" - 42828" - 42864" - 42900" - 42936" - 42972" - 43008" - 43044" - 43080" - 43116" - 43152" - 43188" - 43224" - 43260" - 43296" - 43332" - 43368" - 43404" - 43440" - 43476" - 43512" - 43548" - 43584" - 43620" - 43656" - 43692" - 43728" - 43764" - 43800" - 43836" - 43872" - 43908" - 43944" - 43980" - 44016" - 44052" - 44088" - 44124" - 44160" - 44196" - 44232" - 44268" - 44304" - 44340" - 44376" - 44412" - 44448" - 44484" - 44520" - 44556" - 44592" - 44628" - 44664" - 44700" - 44736" - 44772" - 44808" - 44844" - 44880" - 44916" - 44952" - 44988" - 45024" - 45060" - 450

**1 NORTH ELEVATION (FRONT)**  
13' 0" x 13'

**2 EAST ELEVATION**  
13' 0" x 13'

**PROJECT DESCRIPTION**

GROSS BUILDING FLOOR AREA:

Level One Floor Area	0,236 SF
Level Two Floor Area	8,304 SF
Total	8,540 SF

Architect Category: 1,111+ SF

1-FEET = 33'-0" above grade line

NUMBER OF FLOORS:  
2

**GRAPHIC SCALE**

30' = 1'-0"

**EXTERIOR MATERIALS SCHEDULE**

MATERIAL	AREA	PERCENTAGE
<b>NORTH ELEVATION (FRONT)</b>		
ALU panels	201 SF	9%
Aluminum / Glass Curtainwall	1959 SF	40%
Limestone Veneer	1411 SF	31%
Perforated Concrete Panel	270 SF	6%
<b>EAST ELEVATION (SIDE)</b>		
ALU panels	322 SF	11%
Aluminum / Glass Curtainwall	898 SF	29%
Limestone Veneer	851 SF	27%
Perforated Concrete Panel	177 SF	6%
Glucoco	885 SF	20%
	308 SF	

**3 NE CORNER PERSPECTIVE**  
13' 0" x 13'

**EXTERIOR MATERIALS KEY**  
13' 0" x 13'

- 1 PERFORATED SHEET METAL (CORNER)
- 2 PERFORATED SHEET METAL (CORNER)
- 3 Limestone Veneer
- 4 ALUMINUM / GLASS CURTAIN WALL
- 5 PERFORATED CONCRETE PANEL
- 6 PERFORATED CONCRETE PANEL
- 7 PERFORATED CONCRETE PANEL
- 8 PERFORATED CONCRETE PANEL

**FACADE PLAN**  
13' 0" x 13'

1 The Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.

2 All mechanical units shall be screened from public view as required by the Zoning Ordinance.

3 Where permitted, exposed utility boxes and conduits shall be painted to match the building.

4 All signage, awnings and awnings are subject to approval by Development Services.

5 Roof access shall be provided internally, unless otherwise permitted by Chief Building Official.

**KEY PLAN**

**Hahnfeld Hoffer Stanford**  
architects  
planners  
interiors

APPLICANT: FROST BANK  
APPLICANT CONTACT: KISS WOOD  
3836 ROGERS RD., SAN ANTONIO,  
TEXAS 78251  
CONTACT NUMBER: 210.220.5642

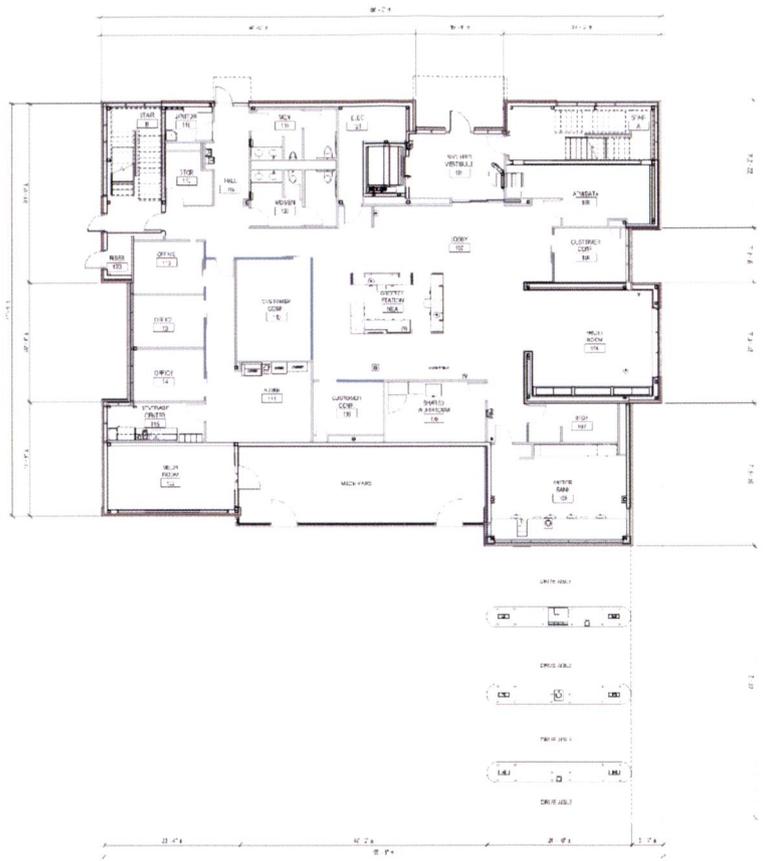
ARCHITECT: HAHNFELD HOFFER STANFORD  
ARCHITECT CONTACT: MICHAEL HOFFER  
230 BAILEY AVENUE, FORT WORTH, TX 76107  
817.921.5228

3820 BELTLINE ROAD  
ADDISON, TEXAS 75001  
LOT 2, BLOCK A  
PRINTEMPS ADDITION NO. 2  
VOLUME 92142, PAGE 2251  
D.R.C.C.T.

**FROST BANK**  
**ADDISON FINANCIAL CENTER** **A1**  
3820 BELTLINE ROAD,  
ADDISON, TEXAS 75001

TOWN PROJECT NUMBER: 1671-Z  
DATE OF ISSUE: 2023.02.15





**1 FLOOR PLAN LEVEL ONE**  
 10'-0" = 1" = 0'-0"

**VICINITY MAP**



**PROJECT DESCRIPTION**

**GROSS BUILDING FLOOR AREA**  
 Level One Floor Area 6,236 SF  
 Level Two Floor Area 5,306 SF  
 Total 11,542 SF  
 Benchmark Category 1.1/1.5 SF  
 HEIGHT: 32'-10" above grade line  
 NUMBER OF "LOCUS": 2

**GRAPHIC SCALE**



1. This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
2. All architectural units shall be screened from public view as required by the Zoning Ordinance.
3. When permitted, architectural boxes and monitors shall be painted to match the building.
4. All signage areas and locations are subject to approval by Development Services.
5. Ramp access shall be provided internally, unless otherwise permitted by Chief Building Official.

**FACADE PLAN**

TOWN PROJECT NUMBER 1871-Z  
 DATE OF ISS. IF: 2023.02.15



architects  
 planners  
 interiors

APPLICANT: FROST BANK  
 APPLICANT CONTACT: ROSS WOOD  
 3838 ROGERS RD., SAN ANTONIO,  
 TEXAS 78254  
 CONTACT NUMBER: 210.220.5842

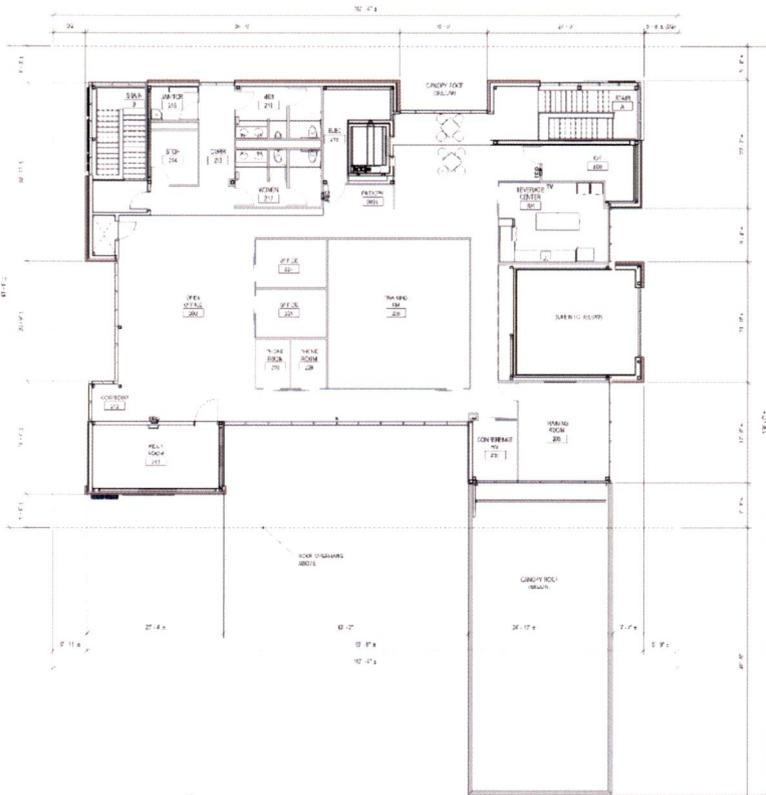
ARCHITECT: HAHNFELD HOFFER STANFORD  
 ARCHITECT OF RECORD: MICHAEL HOFFER  
 200 BAILEY AVENUE, FORT WORTH, TX 76107  
 817.921.5929

3820 BELTLINE ROAD  
 ADDISON, TEXAS 75001  
 LOT 2, BLOCK A  
 PRINIFMPS ADDITION NO 2  
 VOLUME 92162, PAGE 2231  
 D.R.C.C.T.

**FROST BANK  
 ADDISON FINANCIAL CENTER**

**A3**

**3820 BELTLINE ROAD,  
 ADDISON, TEXAS 75001**



**1** FLOOR PLAN LEVEL TWO  
1/8" = 1'-0"

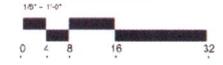
**VICINITY MAP**



**PROJECT DESCRIPTION**

CLASSIFICATION: FINANCIAL AREA  
 Level One Floor Area: 6,236 SF  
 Level Two Floor Area: 6,509 SF  
 Total: 11,842 SF  
 Maximum Capacity: 1,174 SF  
 HEIGHT: 30'-0" above grade line  
 NUMBER OF FLOORS: 2

**GRAPHIC SCALE**



1. This "As-Built" Plan is to be used for construction only. All building plans require review and approval by Development Services.
2. All mechanical units shall be screened from public view as required by the Zoning Ordinance.
3. Where possible, proposed utility bases and conduits shall be panned to match the building.
4. All signage areas and locations are subject to approval by Development Services.
5. Roof access shall be provided internally, unless otherwise permitted by Chief Building Official.

**FACADE PLAN**

TOWN PROJECT NUMBER: 1871-Z  
 DATE OF ISSUE: 2023.02.15



architects  
planners  
interiors

APPLICANT: FROST BANK  
 APPLICANT CONTACT: KUSS WOOL  
 3238 ROGERS RD. SAN ANTONIO,  
 TEXAS 78251  
 CONTACT NUMBER: 210.220.5342

ARCHITECT: HAHNFELD HOFFER STANFORD  
 ARCHITECT OF RECORD: MICHAEL HURLEY  
 200 BAILEY AVENUE, FORT WORTH, TX 76107  
 817.921.3928

3820 BELT LINE ROAD  
 ADDISON, TEXAS 75001  
 LOT 2, BLOCK A  
 PRINTEMPS ADDITION NO.2  
 VO. LMC 72162 PAGE 2251  
 D.R.C.T.

**FROST BANK**  
**ADDISON FINANCIAL CENTER** **A4**  
**3820 BELTLINE ROAD,**  
**ADDISON, TEXAS 75001**