



Julie Smith <juliesmith@kwcommercial.com>

Fwd: Here's your Weekly Update from the Town of Addison 9.12.25

Sat, Sep 13, 2025 at 9:28 AM

To: Julie Smith <JulieSmith@kwcommercial.com>, [REDACTED]

Here is more details on the Addison Junction project.
Sent from my iPad

Begin forwarded message:

From: Town of Addison <marketing@addisontx.gov>**Date:** September 12, 2025 at 4:08:42 PM CDT**Subject:** Here's your Weekly Update from the Town of Addison 9.12.25**Reply-To:** marketing@addisontx.gov[View this email in your browser](#)

September 12, 2025

City Council Updates

Council Approves Fiscal Year 2026 Budget

At its September 9 meeting, the Addison City Council adopted on the [Fiscal Year \(FY\) 2026 Budget](#) and property tax rate. The FY 2026 budget runs from October 1, 2025, through September 30, 2026.

Budget Highlights

The \$118.2 million budget prioritizes investments in public safety compensation, improvements to the Addison Performing Arts Centre, economic development initiatives, Addison Circle paver and tree well rehab, and major infrastructure reinvestments.

The five-year Capital Improvement Plan includes \$35.3 million in FY 2026, with major projects such as the reconstruction of Quorum Drive, Montfort Drive, and Keller Springs Road.

Property Tax Rate Rate

The adopted property tax rate for FY 2026 is \$0.608100 per \$100 of valuation.

The rate breakdown is as follows:

- \$0.401899 – Maintenance & Operations (General Fund)
- \$0.025000 – Maintenance & Operations (Economic Development)
- \$0.006201 – Maintenance & Operations (Infrastructure Investment)
- \$0.175000 – Interest & Sinking (Debt)

For the average Addison home valued at \$501,878, the new rate would result in an annual tax bill of \$3,051.92, about \$158.47 more than last year, primarily due to rising property values. Of the total tax rate, \$0.433100 is dedicated to maintenance and operations, a decrease from FY 2025, while \$0.175000 is dedicated to debt service payments. The increase in debt service reflects loans from the State Infrastructure Bank, which replaced funding from the 2019 Bond Election at a lower borrowing cost.

You can [watch the Council's budget discussion here](#), [read the budget presentation here](#), and the [tax rate presentation here](#).

Addison Council Approves Development Agreement for Addison Junction \$240 million mixed-use project will link Addison Circle to DART's Silver Line and DFW International Airport





The Town of Addison is moving forward with one of the region's most anticipated transit-oriented developments. On Tuesday, the Addison City Council approved a development agreement with Dallas-based Quadrant Investment Properties for Addison Junction, a \$240 million mixed-use project set to rise at the Addison Circle Silver Line Station.

Addison will invest \$40 million in infrastructure and two public garages, leveraging more than \$200 million in private development. At build-out, Addison Junction is projected to generate \$300 million in annual economic output and support more than 1,600 permanent jobs.

The 14-acre district will combine a 155,550-square-foot mass timber office building, a 140-room boutique hotel, 30,000 square feet of entertainment space, and The Hangar, a 12,000-square-foot aviation-inspired event venue on DART property. Restaurants, a Texas-themed beer garden, rooftop patios, and public plazas are planned to knit the project into Addison Circle Park and the Cotton Belt Trail Corridor, part of the 57-mile regional hike-and-bike system.

The project reflects years of planning and shifting market dynamics. Addison began assembling land around the rail corridor in the 1980s, anticipating a day when light rail service would reach the community. In 2019, the Town adopted the Addison Circle Special Area Study to guide development around the Silver Line station.

Earlier concepts envisioned more residential density, but changes in the market and development partnerships steered the project toward a commercial and entertainment focus. QIP, known for urban office redevelopment and placemaking, emerged as Addison's partner in 2025.

Addison Junction is located at the crossroads of Addison Circle, Addison Airport, the Dallas North Tollway office corridor, and the Town's bus transit center. The DART Silver Line, currently under construction, will place Addison on a 26-mile commuter rail system linking Plano, Richardson/UT Dallas, Carrollton, Cypress Waters, Dallas, and DFW International Airport.

You can [watch the Council's Addison Junction discussion here](#), [read the Town's presentation here](#), and [read QIP's presentation here](#).

Advance Addison 2050 Comprehensive Plan Moves into its Adoption Phase with 9/16 Planning & Zoning Commission Meeting



ADVANCE ADDISON 2050

COMPREHENSIVE PLAN

The Advance Addison 2050 Comprehensive Plan was drafted in several iterations with the input of everyone who loves Addison from October 2023 - April 2025. A public review draft was released in May 2025, and Town Staff have incorporated several edits for review and recommendation by the Planning & Zoning Commission (P&Z). Following P&Z Review, the Plan will be edited and prepared for consideration by City Council. You're invited to attend the public meetings! The pathway to adoption is outlined below:

- Tues, 9/16: P&Z hosts a Work Session for Plan discussion (no action taken)
- September 2025: Staff edits Plan to incorporate P&Z feedback
- Tues, 10/21: P&Z hosts a Regular Meeting and public hearing for Plan recommendation (action taken)
- Tues, 11/18: City Council hosts a Work Session to discuss Plan revisions (no action taken)
- Tues, 12/9: City Council hosts a Regular Meeting and public hearing to consider adopting the Comprehensive Plan (action taken)

The meeting will be available via live-stream and recorded for viewing afterward. To watch the meeting, view an update on the latest Plan draft, check out the P&Z agenda materials [here](#).

Questions? Contact Comprehensive Planning Manager, Jade Broadnax at jbroadnax@addisontx.gov.

Upcoming Public Hearing

The following Public Hearings will take place at the September 16 Planning & Zoning Commission meeting. Meetings are held at Town Hall, [5300 Belt Line Road](#), and begin at 6pm. Agendas can be found [on the Town's website](#).

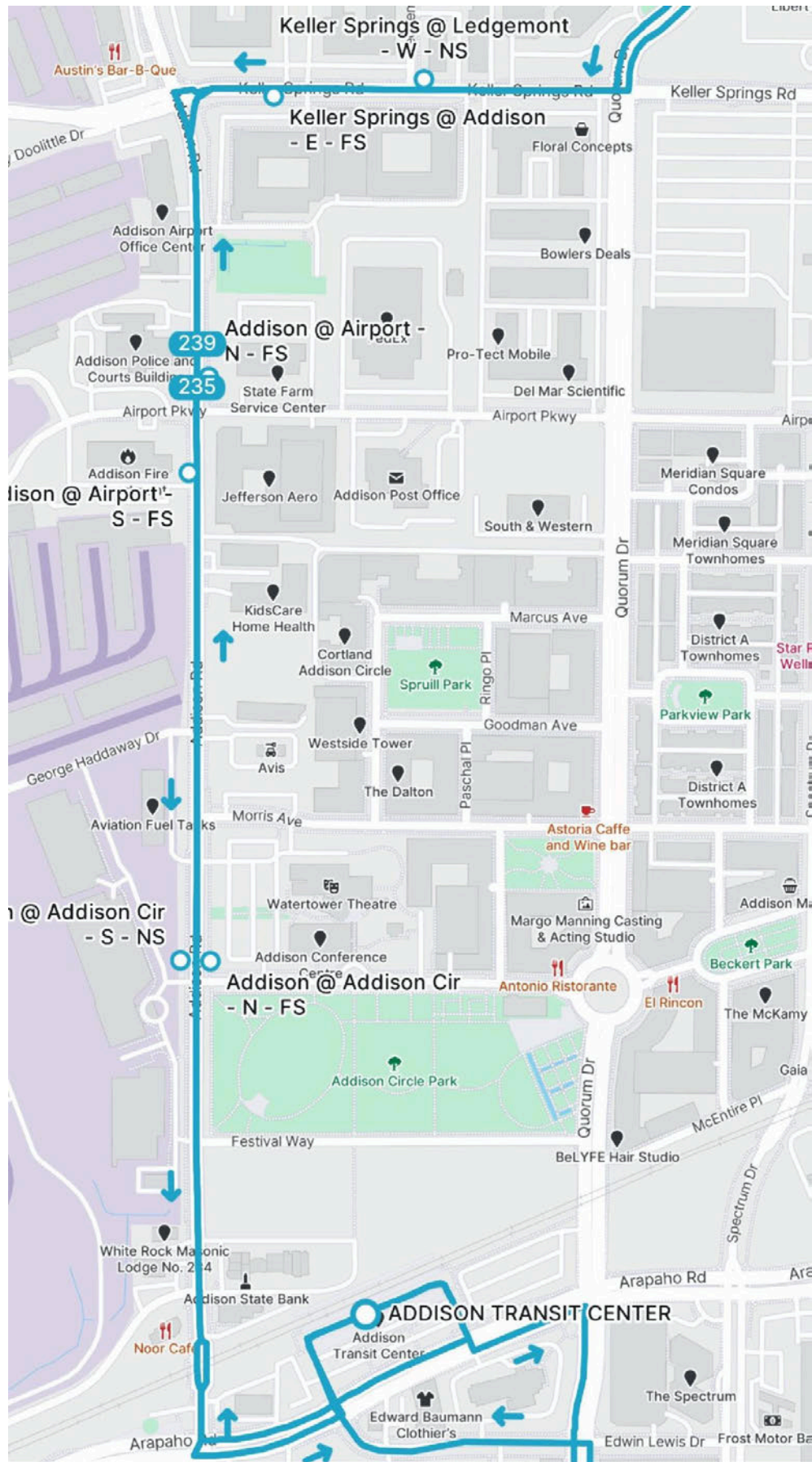
- Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 776, that is currently zoned Planned Development (PD), through Ordinance Nos. O23-03, to allow late-night hours of operation for a restaurant with indoor entertainment (darts) and the sale of alcoholic beverages for on-premises consumption. Case 1936-SUP/5100 Belt Line Road, Suite 776 (Flight Club).
- Hold a public hearing, present, discuss, and consider action on a request to rezone a 1.57-acre property, located at 4850 Airport Parkway, from Mixed-Use Center (M-4) to Mixed-Use Suburban Corridor (M-2) zoning district, for a 29-unit, fee-simple townhouse development. Case 1941-Z/4850 Airport Parkway Rezoning
- 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. 022-25, for a 13.78± acre property located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and immediately north of the Redding Trail Dog Park, to allow for the construction of 30 fee-

simple townhome dwelling units. Case 1940-Z/AMLI Treehouse, Phase 1 Amendment.

- 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. 024-35, for an 8.02± acre property generally located at the southwest corner of Midway Road and Beltway Drive, to allow for the construction of 26 fee-simple townhome dwelling units. Case 1942-Z/AMLI Treehouse, Phase 2 Amendment.

Around Town

DART Route Change for Routes 235 and 239 Begins September 15



Beginning Monday, September 15, DART will shift Routes 235 and 239 from Quorum Drive to Addison Road between Keller Springs Road and Arapaho Road.

DART has installed signage on existing route signs notifying riders of the upcoming route change and placed new poles along Addison Road and Keller Springs to mark the future stop locations, which are shown on the map as blue circles with white centers, and the blue line represents the new route.

This week, crews installed the concrete pad for the new bus stop along Addison Road in front of the new Town Hall (former Addison Conference Centre). A temporary bench has been placed on-site while the permanent bus shelter, benches, and bicycle racks are being procured. Parks and Recreation Department staff designed the bus pad in-house.

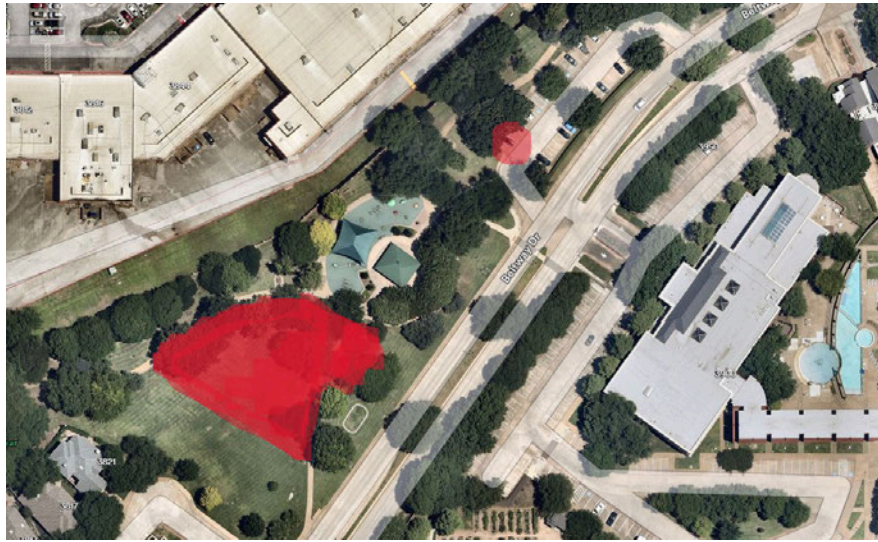
Addison Team Visits Sumitomo Forestry America



Mayor Bruce Arfsten, Mayor Pro Tempore Marlin Willeesen, Deputy Mayor Pro Tempore Chris DeFrancisco, and Economic Development Director Wayne Emerson recently visited one of Addison's most esteemed multinational businesses, Sumitomo Forestry America Inc. Founded in 1691 as a forestry and mining company, Sumitomo has a long history of environmental stewardship, launching a large-scale reforestation plan in 1894 to restore the greenery of Mount Besshi, well before conservation was a common practice. Today, the company has grown into a global enterprise with offices in 17 countries and expertise spanning forestry, housing, and commercial development.

We are grateful to Miki Matsumoto, Masaki Kitazawa, and Lisa Clements for their warm hospitality and for hosting our Addison delegation.

Les Lacs Park Closed on September 15 for Sod Work



The playground at Les Lacs Park will be closed on **Monday, September 15, from 6am to 5pm** while crews prepare the west side of the playground for new sod. The Parks Department will bring in about 60 cubic yards of topsoil that day and then reopen the playground after 5 pm. On Tuesday, September 16, the contractor will complete the sod installation, but the playground will remain open. During the project, topsoil will be staged in the parking lot and moved with equipment, so please use caution around the work areas.

Beltway Trail Project Update



Work on the Beltway Trail Project continues to move forward. Since construction began in February, crews have completed concrete walking trails, off-street bike lanes, traffic calming features, sidewalk connections, and light pole installation. Upcoming work includes planting, roadway striping, and bike lane protectors.

As construction progresses, residents have shared feedback about the transition of bike lanes from on-street to off-street near Le Grande Drive. The travel lanes in this area are 12 feet wide, which is consistent with transportation standards, though temporary traffic controls may make them feel narrower during construction.

The Public Works & Engineering Department has made small adjustments, such as modifying traffic delineators and removing temporary striping, to ease the experience in the interim. Staff will continue to monitor this area as work advances and will coordinate with the contractor if refinements are needed as part of the project's remaining tasks.

When complete, permanent striping and other finishing details are expected to provide clearer guidance for drivers. In addition, traffic calming features like slightly narrower lanes are designed to encourage slower speeds, which can help reduce cut-through driving.

You can follow the progress on the project [on the Town's website](#). Thank you for your patience as we work to make Addison a better place to live, work, and play.

Honoring our Fallen Heroes on 9/11



On Thursday, September 11, the Addison Fire Department, alongside the City Council, Town Staff, and community members, came together to honor those who lost their lives during 9/11. Firefighters highlighted the life of Richard Cyril Rescorla, a security guard who helped save the lives of thousands who were trapped inside the North Tower of the World Trade Center. This week, we honor Richard and several others who tragically lost their lives on September 11, 2001.

A big thank you to Addison Midday Rotary for setting up a coffee station, with coffee generously donated by Dutch Bros Coffee. We are grateful for your support.

Dog Park Closures Needed for Overseeding



The Parks Department crews are preparing to overseed the dog parks with winter ryegrass. To give the grass time to germinate, each park will close for two weeks. At least one dog park will remain open during the process.

Closure Schedule

- Spruill Dog Park: Closed Tuesday, September 23 – Tuesday, October 7. Reopens Wednesday, October 8.
- Loos Dog Park: Closed Tuesday, September 23 – Tuesday, October 7. Reopens Wednesday, October 8.
- Redding Trail Dog Park: Closed Wednesday, October 8 – Wednesday, October 22. Reopens Thursday, October 23.

Thank you for your patience as we keep Addison's dog parks healthy and green year-round.

[Airport Master Plan Community Meeting and New Director Meet and Greet](#)



Whether you're a nearby resident, airport user, or simply care about the future of Addison, we invite you to attend a Community Meeting on September 24 to ask questions and share your input on the Airport Master Plan Update. This is also a great opportunity to come meet Addison's new Airport Director, Jaime Edrosa!

Wednesday, September 24
4pm - 6pm
Addison Athletic Club
3900 Beltway Drive

As one of the nation's most important general aviation airports, ADS plays a vital role in business, connectivity, and community life. Now is your chance to weigh in as we move into the next phase of the planning process.

Can't make the meeting? Please take this [survey](#) and share what matters most to you. To view the Master Plan, please visit our comprehensive [Master Plan Website](#).

Around Town

Vitruvian Salsa Festival
Saturday, September 13
6 - 10pm
Vitruvian Park

Bring your dancing shoes to Vitruvian Park for the last Vitruvian Salsa Festival of the season. Enjoy live entertainment, salsa lessons (from 6:30 - 7pm), food trucks, food vendors, and more. Parking is \$15. This month's entertainment lineup features Yamilka G & Orquesta. Find more information [here](#).



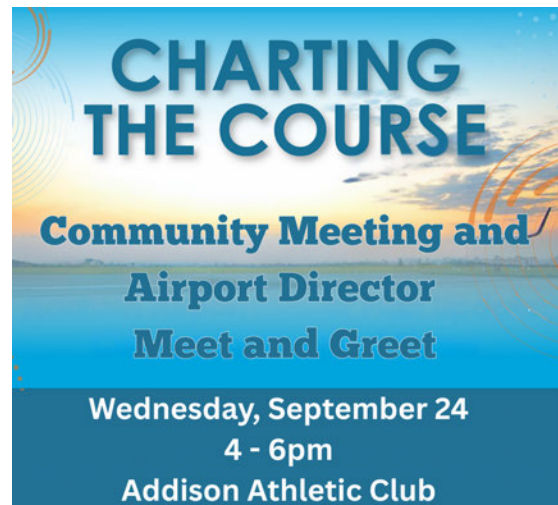


Addison Oktoberfest
September 18 - 21
Addison Circle Park

Come celebrate Bavarian culture with a Texas twist. Enjoy authentic food and music, the only live Glockenspiel in Texas, bier games, carnival rides, and lively performances from polka to Texas country. There are just a few Oktoberfest Pakets and reserved tables left. Tickets, hotel packages, and full details are available at addisonoktoberfest.com.

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3900 Beltway Drive

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Yoga in the Park
Saturdays at 9am
Town Hall Backyard
5300 Belt Line Road

Join Addison Outdoors for free yoga every Saturday at 9am. *Please note that Yoga has been moved to the backyard at Addison Town Hall during the month of September due to Oktoberfest preparations and clean up.*

Head to the Visit Addison [Instagram](#) or [Facebook](#) for event updates.

Town Event Calendar

How to Stay Informed

Addison shares information with the community in a number of different ways. Here are some ways you can stay updated on the latest news:

Website:

- addisontx.gov: Find alerts and updates on the homepage and department-specific updates on department pages.
- addisontx.gov/projects: Find information on major projects around town, including a map, status updates, and more
- addisontx.gov/weather: **This inclement weather page includes information on finding your main water shut off, reporting a gas leak, and protecting your pipes.**
- www.addisonalert.com: Get alerts about severe weather and other emergencies in the Town of Addison, as well as register to receive updates on Town programs.
- addisontx.gov/myAPD: This platform makes it easy for residents and businesses to request a Close Patrol, submit a Parking Exemption, report a crime tip, file an online police report, and register their security cameras with the department.

Social Media:

- [Addison Facebook](#)
- [Addison Instagram](#)
- [Visit Addison Facebook](#)
- [Addison X](#)
- [Visit Addison X](#)
- [NextDoor](#)

Addison Newsletters: For a description of and to subscribe to all of Addison's newsletters, click [here](#).

If you have specific questions, please contact Addison's Marketing Department at marketing@addisontx.gov.

Important Numbers and Websites

Town Hall:
972-450-7000

[Volunteer](#)

Non-emergency Police Dispatch:
469-289-3270

[List of Restaurants](#)

[Addison News](#)

Missed Trash:
972-392-9300, Option 2

[Community Crime Map](#)

[Request Bulk Trash Pickup](#)

[Watch City Council Meetings](#)

Athletic Club:
972-450-7048

[Addison's PEG Channel](#)
(channel 99 for AT&T subscribers,
channel 16 for Spectrum subscribers)

[Addison Website](#)

[Register your Security Alarm](#)

Sign up for [Addison Alerts](#)

[Report a Problem with Addison FixIT](#)

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