



PLANNING AND ZONING COMMISSION AGENDA

Planning and Zoning Commission Public Hearing
Tuesday, September 20, 2016
6:00 p.m.
Council Chambers, Addison Town Hall
5300 Belt Line Road, Addison, Texas

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the August 16, 2016 meeting.
2. **PUBLIC HEARING** Case 1748-Z/Tollway Center Cafe. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development District O14-056 that zoned the property generally located at 14675 Dallas Parkway, in order to add restaurants and the sale of alcoholic beverages for on-premises consumption only as uses that may be authorized upon the issuance of a Special Use Permit; and by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-consumption only, represented by Mr. Kim Sutton.
3. **PUBLIC HEARING** Case 1746-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending the Code Of Ordinances of the Town of Addison by amending Appendix A - Zoning, Article XX (Special Uses), Section 1, Subsection A. (27), by adding that a Special Use Permit for the sale of beer and wine for off-premises consumption only may be issued in conjunction with the issuance of a Special Use Permit for a hotel, represented by Mr. Charles Goff.

4. **PUBLIC HEARING** Case 1745-SUP/Home 2 Suites by Hilton. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4875 Belt Line Road, which property is currently zoned C-2, Commercial, with a Special Use Permit for a hotel by approving a Special Use Permit for the sale of beer and wine for off-premises consumption, represented by Mr. Michael Buta.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Adjourn Meeting

Posted:

Laura Bell, 09/16/2016, no later than 5:00 pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES.
PLEASE CALL (972) 450-7017 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

Planning & Zoning Commission

Meeting Date: 09/20/2016

Agenda Caption:

Discuss and take action regarding approval of the minutes of the August 16, 2016 meeting.

Attachments

08-16-16 P&Z Minutes



**OFFICIAL ACTIONS OF THE ADDISON
PLANNING AND ZONING COMMISSION**

August 16, 2016

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road Dallas, TX 75254

Present: Jason Ennis, Stacey Griggs, Debra Morgan, Jim Robinson, Tom Schaeffer, Randy Smith

Absent: Skip Robbins

Vice-Chair Morgan called the meeting to order at 6:00pm.

1. Discuss and take action regarding approval of the minutes of the July 19, 2016 meeting.

Commissioner Smith moved to approve the minutes of the July 19, 2016 meeting with no corrections. Commissioner Schaeffer seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: Robbins

Motion passed.

2. REPLAT/S. FINLEY EWING JR. ADDITION LOT 2R, BLOCK 1. Presentation, discussion and consideration of a replat for one lot totaling 15.793 acres located generally at 14345 Dallas Parkway, on application from Stantec, represented by Mr. Joshua Millsap.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Commissioner Smith moved to approve the replat of S. Finley Ewing Jr. Addition Lot 2R, Block 1 with no conditions. Commissioner Ennis seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: Robbins

Motion passed.

3. FINAL PLAT/CRESCENT QUORUM ADDITION LOT 1, BLOCK 1. Presentation, discussion and consideration of a final plat for one lot totaling .801 acres located generally to the west of the property located at 14675 Dallas Parkway and east of Landmark Boulevard, on application from Kimley-Horn and Associates, represented by Mr. Peyton McGee.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Commissioner Griggs moved to approve the final plat of Crescent Quorum Addition Lot 1, Block 1 with no conditions. Commissioner Robinson seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robinson, Schaeffer, Smith
Voting Nay: none
Absent: Robbins

Motion passed.

4. PRELIMINARY PLAT/Vitruvian Park Addition, Lot 1, Block E. Presentation, discussion and consideration of a preliminary plat for one lot totaling 11.626 acres located generally at the southeast corner of Marsh Lane and Spring Valley Road, on application from Icon Consulting, represented by Mr. Bruce Dunn.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Commissioner Robinson moved to approve the preliminary plat of Vitruvian Park Addition, Lot 1, Block E with no conditions. Commissioner Ennis seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robinson, Schaeffer, Smith
Voting Nay: none
Absent: Robbins

Motion passed.

5. **PUBLIC HEARING** Case 1741-SUP/Arthur's Restaurant. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15175 Quorum Drive, which property is currently zoned PD, Planned Development, by amending an existing Special Use Permit for a restaurant and amending an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Arthur's Restaurant represented by Mr. Mohsen Heidari.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Vice-Chair Morgan opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Vice-Chair Morgan closed the public hearing.

Commissioner Griggs moved to recommend approval of an ordinance amending the an existing Special Use Permit for a restaurant and amending an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, by approving a patio cover subject to no conditions.

Commissioner Robinson seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robinson, Schaeffer, Smith
Voting Nay: none
Absent: Robbins

Motion passed.

6. **PUBLIC HEARING** Case 1744-SUP/K Grill. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4021 Belt Line Road, Suite 302, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Aton Enterprises, LLC represented by Choon Tanaka.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. Dalmar Duran, the applicant's architect, answered questions from the Commission.

Vice-Chair Morgan opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Vice-Chair Morgan closed the public hearing.

Commissioner Ennis moved to recommend approval of an ordinance changing the zoning on property located at 4021 Belt Line Road, Suite 302, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to one condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Commissioner Robinson seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: Robbins

Motion passed.

- 7. PUBLIC HEARING Case 1740-SUP/Starbucks.** Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15099 Midway Road, which property is currently zoned LR, Local Retail, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a patio, represented by Julie Martin of CM Architects.

Charles Goff, Assistant Director of Development Services and Planning, reported to the Commission of the applicant's request to table this item to a future date.

Vice-Chair Morgan moved to table consideration of this item to the September 20th Planning and Zoning Commission meeting. Commissioner Robinson seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: Robbins

Motion passed.

Meeting Adjourned

Planning & Zoning Commission

Meeting Date: 09/20/2016

Agenda Caption:

PUBLIC HEARING Case 1748-Z/Tollway Center Cafe. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development District O14-056 that zoned the property generally located at 14675 Dallas Parkway, in order to add restaurants and the sale of alcoholic beverages for on-premises consumption only as uses that may be authorized upon the issuance of a Special Use Permit; and by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-consumption only, represented by Mr. Kim Sutton.

Attachments

1748-Z P&Z Packet

1748-Z Plans

1748-Z

PUBLIC HEARING Case 1748-Z/Tollway Center Cafe. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development District O14-056 that zoned the property generally located at 14675 Dallas Parkway, in order to add restaurants and the sale of alcoholic beverages for on-premises consumption only as uses that may be authorized upon the issuance of a Special Use Permit; and by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-consumption only.

LOCATION MAP





September 16, 2016

STAFF REPORT

RE: Case 1748-Z/Tollway Center Café

LOCATION: 14675 Dallas Parkway

REQUEST: Approval to amend the current Planned Development District in order to add the sale of alcoholic beverages for on-premises consumption only as a use that may be authorized upon the issuance of a Special Use Permit and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only for the café.

APPLICANT: Cawley Partners, represented by Kim Sutton

DISCUSSION:

Background: In 2014, the Town of Addison approved a Planned Development to accommodate the construction of the Tollway Center office building. The building was completed earlier this year, and as part of the amenity offerings, the building was allowed to have a small café. This is known as the Tollway Center Café.

Current Request: The owner of the building is requesting permission to sell alcoholic beverages for on-premises consumption only within the café. This requires the issuance of a Special Use Permit. This SUP may only be granted within Planned Developments allowing for the issuance of such an SUP. To accommodate this request, the Planned Development must be amended in order to add, as an allowed use, the sale of alcoholic beverages for on-premises consumption only upon the issuance of a Special Use Permit. The property owner is asking that this change be made and that such a Special Use Permit be approved.

Proposed Plan: The Special Use Permit would be limited to the existing café, which is approximately 2,100 square feet with seating for 53.

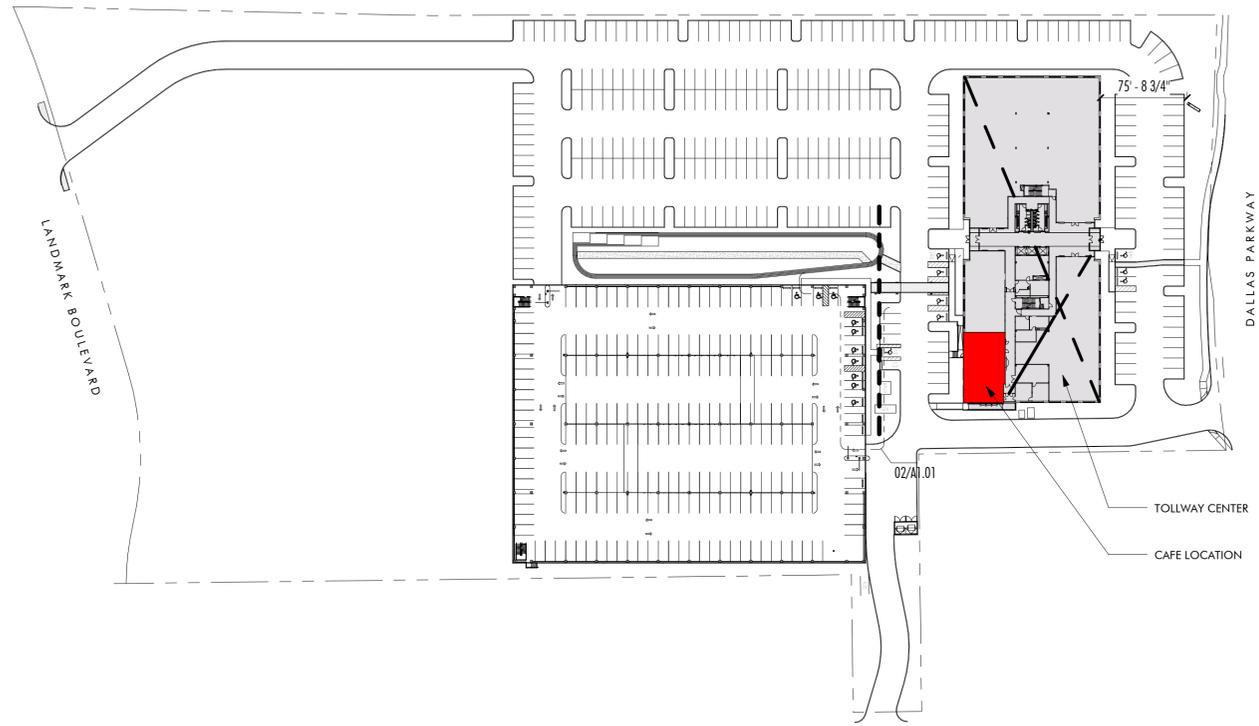
Facades: There are no façade changes associated with this request.

Parking: The Planned Development requires a parking ratio of 1 space per 300 square feet. This standard has been met and will not change as a result of this request.

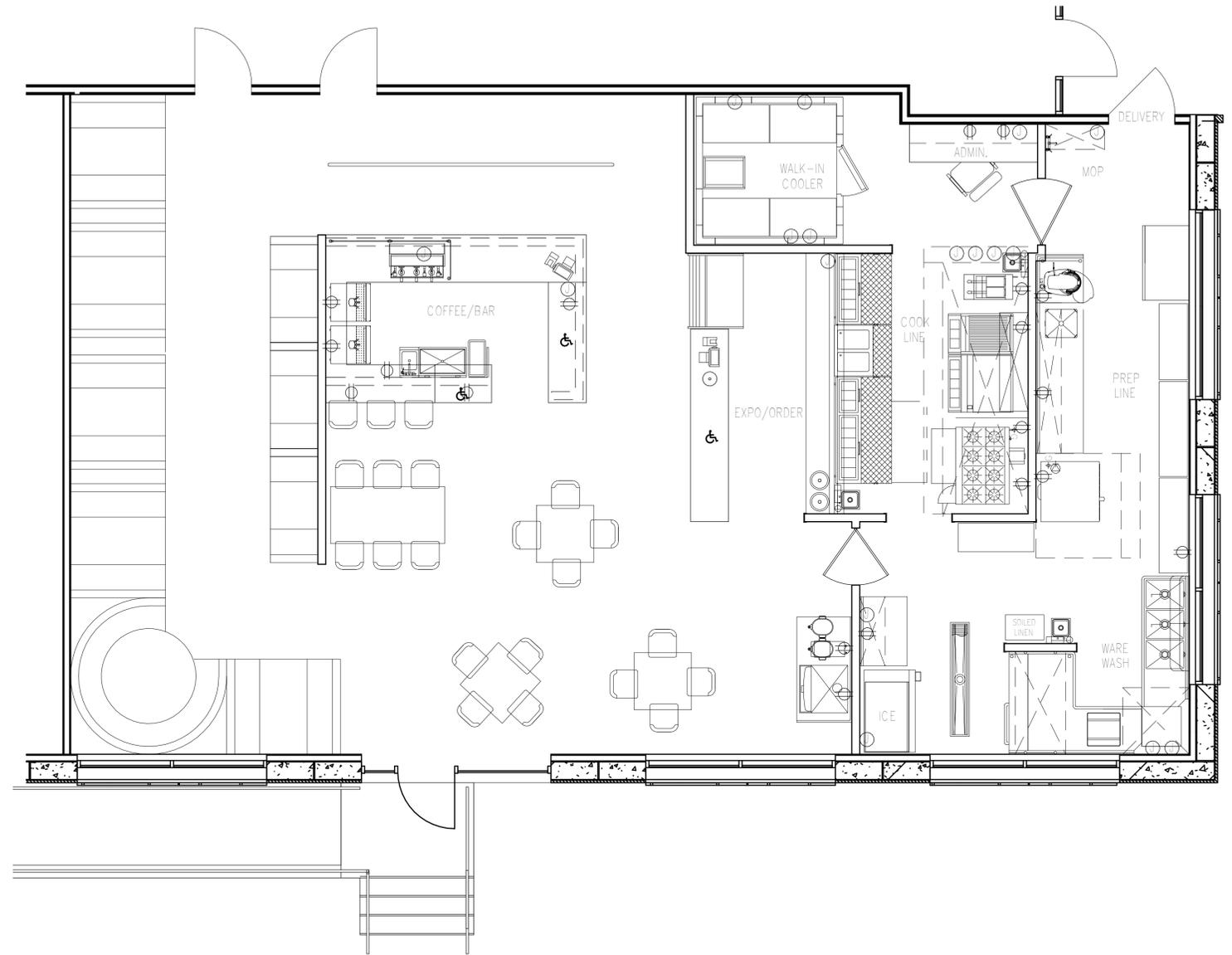
RECOMMENDATION: APPROVAL WITH CONDITION

Many office buildings are using food and beverages to attract tenants desiring a variety amenities. Allowing this request will increase the Tollway Center's ability to attract such tenants. Staff recommends approval subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



02 SITE PLAN - CAFE
SCALE: 1" = 80'-0"



01 PLAN - CAFE
SCALE: 1/4" = 1'-0"

CAWLEY TOLLWAY - CAFE



Donald R. Powell, Jr.
Reg. No.: 7206
Chris W. Barnes
Reg. No.: 10147
John E. Orfield
Reg. No.: 11164
Andrew Bennett
Reg. No.: 18129

CAFE
09.12.2016
Project No.:
14067.100

Planning & Zoning Commission

Meeting Date: 09/20/2016

Agenda Caption:

PUBLIC HEARING Case 1746-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending the Code Of Ordinances of the Town of Addison by amending Appendix A - Zoning, Article XX (Special Uses), Section 1, Subsection A. (27), by adding that a Special Use Permit for the sale of beer and wine for off-premises consumption only may be issued in conjunction with the issuance of a Special Use Permit for a hotel, represented by Mr. Charles Goff.

Attachments

1746-Z P&Z Packet



September 16, 2016

STAFF REPORT

RE: Case 1746-Z/Town of Addison

REQUEST: Approval of an ordinance allowing the issuance of a Special Use Permit for the sale of beer and wine for off-premises consumption only in conjunction with a Special Use Permit for a hotel.

DISCUSSION:

Background: Prior to 2010, the sale of alcoholic beverages of any kind for off-premises consumption was limited to Inwood Road. On November 2, 2010, the Town held a Charter amendment election in order to remove this restriction for beer and wine sales.

The Addison Zoning Ordinance has always allowed beer and wine to be sold in any Local Retail district with a Special Use Permit, but that provision was always superseded by the restriction in the Charter. Following the successful Charter amendment election, the Town recognized that there were many properties that were appropriate for such sales, but that were not zoned Local Retail. Accordingly, the Special Use Permit provision was expanded through Ordinance O11-007, to include the Urban Center district and certain Planned Development districts. This section of the zoning ordinance currently reads as follows:

(27) Sale of beer and wine for off-premises consumption only in any local retail district, in any urban center district, or in any planned development district wherein the sale of beer and wine for off-premises consumption is specifically allowed in the ordinance establishing such planned development.

Since the election in 2010, The Town has issued 19 Special Use Permits for the sale of beer and wine for off-premises consumption only. Most recently (2014), the Hyatt House hotel at 4900 Edwin Lewis, which is zoned as a Planned Development, was granted this SUP. This allows the hotel to sell beer and wine to their guests to take from the lobby to their rooms.

Recently, the Town has been approached by another hotel, adjacent to the Hyatt House, requesting the same service. This hotel, however, is not zoned LR, UC or PD. Given the similarity in location and use, this does not seem to be an unreasonable request, but the ordinance does not currently allow this.

Current Request: Staff is proposing to add language to this section of the zoning ordinance to state that such a Special Use Permit may be issued in conjunction with a hotel use, which also requires a Special Use Permit. The new provision would read as follows:

(27) Sale of beer and wine for off-premises consumption only in any local retail district, in any urban center district, ~~or~~ in any planned development district wherein the sale of beer and wine for off-premises consumption is specifically allowed in the ordinance establishing such planned development, or in conjunction with the issuance of a Special Use Permit for a hotel.

RECOMMENDATION: **APPROVAL**

This change would give the Town the ability to consider the request for this specific hotel as well as other hotels that may make this request in the future, but would not obligate the Town to approve such requests.

Planning & Zoning Commission

Meeting Date: 09/20/2016

Agenda Caption:

PUBLIC HEARING Case 1745-SUP/Home 2 Suites by Hilton. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4875 Belt Line Road, which property is currently zoned C-2, Commercial, with a Special Use Permit for a hotel by approving a Special Use Permit for the sale of beer and wine for off-premises consumption, represented by Mr. Michael Buta.

Attachments

1745-SUP P&Z Packet

1745-SUP Plans

1745-SUP

PUBLIC HEARING Case 1745-SUP/Home 2 Suites by Hilton. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4875 Belt Line Road, which property is currently zoned C-2, Commerical-2, with a Special Use Permit for a hotel by approving a Special Use Permit for the sale of beer and wine for off-premises consumption.

LOCATION MAP





September 16, 2016

STAFF REPORT

RE: Case 1745-SUP/Home 2 Suites by Hilton

LOCATION: 4875 Belt Line Road

REQUEST: Approval of a new Special Use Permit for the sale of beer and wine for off-premises consumption only

APPLICANT: Magnolia Lodging, represented by Mr. Michael Buta

DISCUSSION:

Background: The property at 4875 Belt Line Road is zoned Commerica-2. In December 2013, the Town of Addison approved a Special Use Permit for the development of the Home2 Suites by Hilton at this location. The property has been under construction since that time and is nearing completion.

Current Request: The plan features a large lobby. In the corner of the lobby, adjacent to the registration desk, is a small market area for the sale of goods, including food and beverages, to guests of the hotel. This area is outlined with a red box on the attached floor plan. Home2 is requesting approval of a Special Use Permit for the sale of beer and wine for off-premises consumption only. This will allow them to sell beer and wine out of the market area for their guests to take to their room.

RECOMMENDATION: APPROVAL

This recommendation is contingent on the approval of the text amendment being proposed in Case 1746-Z, which allows for consideration of such a request. Many hotels appear to be expanding their offerings and moving in the direction of providing beer and wine for sale as a way to attract additional and younger guests. The Town previously approved for the Hyatt House hotel, located adjacent to Home2, to sell beer and wine, and they have been doing so with no problems. By judging the floor plan and the small area being shown as the market, the beer and wine offering here will be fairly limited, will be done so in a controlled environment, and should not pose any issues. Granting this request will allow Home2 to provide an additional service to its guest and compete with its neighbors.

