



Post Office Box 9010 Addison, Texas
75001-9010
5300 Belt Line Road
(972) 450-7000 Fax: (972) 450-7043

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

AND / OR

WORK SESSION OF THE CITY COUNCIL

7:30 PM

SEPTEMBER 11, 2012

TOWN HALL

ADDISON TOWN HALL, 5300 BELT LINE, DALLAS, TX 75254

REGULAR MEETING

Pledge of Allegiance

Item #R1- Announcements and Acknowledgements regarding Town and Council Events and Activities

Introduction of Employees

Discussion of Events/Meetings

Item #R2- Consent Agenda.

#2a- Approval of Minutes for the August 21, 2012 Special

Council Meeting.

#2b- Approval of Minutes for the August 28, 2012 Regular Council Meeting.

Item #R3 **PUBLIC HEARING** regarding the Town of Addison's Annual Budget and proposed tax rate for the Fiscal Year ending September 30, 2013.

Item #R4 Presentation, discussion and consideration of approval an ordinance amending Chapter 62, Signs, of the Code of Ordinances of the town by providing for a Meritorious Exception to Article IV, Division 3, Attached Signs, Sec. 62-162 and Sec. 62-163 at the Chili's restaurant located at 4500 Belt Line Rd. in order to provide for two awning signs, each with a logo 4' in height and an area of 9 square feet, and an attached sign, with a logo 5' 6" in height and an area of approximately 42 square feet, on the north facade, and for three awning signs, each with a logo 4' in height and an area of 14 square feet, and an attached sign with a logo 4.8" in height, with an area of approximately 26 square feet, on the west facade.

Attachment(s):

1. APPLICATION
 2. DRAWINGS AND SITE PLAN
-

Item #R5 **PUBLIC HEARING** Case 1657-SUP/Mi Piaci Restaurant. Public hearing, discussion, and consideration of approval of an ordinance changing the zoning on property located at 14854 Montfort Drive, which property is currently zoned Planned Development District (PD 084-076) with a Special Use Permit for restaurant use and a Special Use Permit for

the sale of alcoholic beverages for on-premises consumption only, by approving for that property an amendment to the existing Special Use Permit for a restaurant, and an amendment to the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, that modifies the premises for the restaurant and the sale of alcoholic beverages for on-premises consumption only by adding thereto an additional patio to an existing restaurant, on application from Mi Piaci Restaurant, represented by Dean Dekker of DCD Architecture and Interior Design.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 23, 2012, voted to approve the request for approval of an ordinance approving an amendment to an existing Special Use Permit for a restaurant, and an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption, located at 14854 Montfort Drive, on application from Mi Piaci Restaurant, represented by Mr. Dean Dekker, subject to the following condition:

-The applicant shall not use any term or graphic depiction that relates to alcoholic beverages in any exterior signs.

Voting Aye: Doherty, Groce, Oliver, Stockard, Wheeler

Voting Nay: none

Absent: Hewitt

One Seat vacant

Attachment(s):

1. docket map, staff report, and commission findings

Recommendation:

Administration recommends approval.

Item #ES1 - Closed (executive) session of the Addison City Council pursuant to Section 551.072, Tex. Gov. Code, to deliberate the lease or value of certain real property located at Addison Airport.

Item #ES2 - Closed (Executive) session of the Addison City Council pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or to deliberate the offer of a financial or other incentive to such business prospect or business prospects.

Item #R6 - Consideration of any action regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or any action regarding the offer of a financial or other incentive to such business prospect or business prospects.

Item #R7 - Consideration of any action regarding certain real property located at Addison Airport, including the lease or value of such property and related matters.

Adjourn Meeting

Posted:

Chris Terry, 9/7/2012, 5:00 pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS
WITH DISABILITIES. PLEASE CALL (972) 450-2819 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

Council Agenda Item: # R 2a

AGENDA CAPTION:

Approval of Minutes for the August 21, 2012 Special Council Meeting.

FINANCIAL IMPACT:

N/A

BACKGROUND:

N/A

RECOMMENDATION:

N/A

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

 [August 21 minutes](#)

Type:

Backup Material

**OFFICIAL ACTIONS OF THE ADDISON CITY
COUNCIL
SPECIAL MEETING AND WORK SESSION**

August 21, 2012

6:00 PM - Town Hall

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

Chris Terry, 8/17/2012, 5:00 PM

Council Members Present:

Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Absent:

None

Item #WS1 - Presentation and discussion of a progress report from the Planning and Zoning Commission on its work to this point on the update to the Town of Addison Comprehensive Plan.

There was no action taken.

Item #S1 - PUBLIC HEARING on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 11.22 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax calculated under Chapter 26, Tax Code).

The following people spoke regarding this item:

John C. Caris
3883 Weller Run

There was no action taken.

Mayor-Todd Meier

Attest:

City Secretary-Chris Terry

Council Agenda Item: # R 2b

AGENDA CAPTION:

Approval of Minutes for the August 28, 2012 Regular Council Meeting.

FINANCIAL IMPACT:

N/A

BACKGROUND:

N/A

RECOMMENDATION:

N/A

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

 [August 28 Minutes](#)

Type:

Backup Material

**OFFICIAL ACTIONS OF THE ADDISON CITY
COUNCIL
WORK SESSION**

August 28, 2012

6:00 PM - Town Hall

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

Upstairs Conference Room

Council Members Present:

Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Absent:

None

Work Session

Item #WS1 - Presentation and discussion of the Airport Budget for fiscal year 2013.

Mayor-Todd Meier

Attest:

City Secretary-Chris Terry

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL REGULAR MEETING

August 28, 2012

6:00 PM - Town Hall

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

Chris Terry, 8/24/2012, 5:00 PM

Council Members Present:

Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Absent:

None

REGULAR MEETING

Item #R1 - Announcements and Acknowledgements regarding Town and Council Events and Activities

Item #R2 - Consent Agenda

#2a - Approval of Minutes for the August 14, 2012 Regular and Supplemental Council Meeting.

A motion to Approve was made by Council Member Blake Clemens.

The motion was seconded by Council Member Chris DeFrancisco.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Voting Nay: None

#2b - Approval of Minutes for the August 16, 2012 Special Council Meeting.

A motion to Approve was made by Council Member Blake Clemens.

The motion was seconded by Council Member Chris DeFrancisco.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik
Voting Nay: None

#2c - Approval of Minutes for the August 20, 2012 Special Council Meeting.

A motion to Approve was made by Council Member Blake Clemens. The motion was seconded by Council Member Chris DeFrancisco. The motion result was: Passed
Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik
Voting Nay: None

Item #R3 - Presentation of a proclamation honoring community service of Holly Canterbury.

Mayor Todd Meier read a proclamation honoring Holly Canterbury.

There was no action taken.

Item #R4 - Presentation and discussion by Mark Brooks regarding the Addison Business Association

Mark Brooks, Marriott Quorum, presented and spoke regarding this item.

There was no action taken.

Item #R5 - Presentation and discussion by Rodney Hand regarding the Addison and the North Dallas Corridor Guide, and additional marketing and advertising opportunities.

Rodney Hand, Addison Magazine, presented and spoke regarding this item.

There was no action taken.

Item #R6 - Discussion and Consideration of an Appointment of a Member to the Planning and Zoning Commission.

Mayor Todd Meier presented and spoke regarding this item.

Mayor Meier nominated Ivan Hughes to the Planning and Zoning Commission.

A motion to Approve was made by Mayor Todd Meier.

The motion was seconded by Council Member Margie Gunther.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Voting Nay: None

Item #R7 - Presentation and discussion of the Department of Financial & Strategic Services Quarterly Financial Review of the Town for the quarter and year-to-date ended June 30, 2012.

Eric Cannon, Chief Financial Officer, presented and spoke regarding this item.

There was no action taken.

Item #R8 - Presentation, discussion and consideration of approval authorizing the City Manager to publish the notice of a public hearing to be held on October 9, 2012 and the draft ordinances establishing a stormwater utility and setting the stormwater utility rate.

Alison Ream presented and spoke regarding this item.

Item was approved subject to the final review and approval of the City Manager and City Attorney.

A motion to Approve was made by Council Member Bruce Arfsten.

The motion was seconded by Council Member Chris DeFrancisco.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore,
Resnik

Voting Nay: None

Item #ES1 - Closed (executive) session of the City Council, pursuant to Section 551.071 of the Texas Government Code, to conduct a private consultation with its attorney(s) to seek the advice of its attorney(s) regarding certain pending litigation, to wit: Town of Addison, Texas v. North Texas Contracting, Inc., Cause No. 12-6525-C, 68th Judicial District Court, Dallas County, Texas.

Council entered Executive Session at 8:47 pm.

Council left Executive Session at 9:15 pm.

There was no action taken.

Mayor-Todd Meier

Attest:

City Secretary-Chris Terry

Council Agenda Item: #R3

AGENDA CAPTION:

PUBLIC HEARING regarding the Town of Addison's Annual Budget and proposed tax rate for the Fiscal Year ending September 30, 2013.

FINANCIAL IMPACT:

N/A

BACKGROUND:

A Public Hearing is provided to hear any comments from the public regarding the Fiscal Year 2013 Budget.

RECOMMENDATION:

N/A

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R4

AGENDA CAPTION:

Presentation, discussion and consideration of approval an ordinance amending Chapter 62, Signs, of the Code of Ordinances of the town by providing for a Meritorious Exception to Article IV, Division 3, Attached Signs, Sec. 62-162 and Sec. 62-163 at the Chili's restaurant located at 4500 Belt Line Rd. in order to provide for two awning signs, each with a logo 4' in height and an area of 9 square feet, and an attached sign, with a logo 5' 6" in height and an area of approximately 42 square feet, on the north facade, and for three awning signs, each with a logo 4' in height and an area of 14 square feet, and an attached sign with a logo 4.8" in height, with an area of approximately 26 square feet, on the west facade.

FINANCIAL IMPACT:

None

BACKGROUND:

Sec. 62-162 Premises signs, only allows one sign for each facade for each tenant. **Sec. 62-163 area**, only allows letters or logos that are on an attached sign that are less than 100' from the street curb to be 16" in height with 50% of the letters a maximum of 20" in height, signs that are 110' to 150' from the curb may have letters or logos 24' in height, and signs that are 150' to 200' from the curb may have letters or logos 27' in height.

RECOMMENDATION:

Staff recommends denial.

COUNCIL GOALS:

Maintain and Enhance our Unique Culture

ATTACHMENTS:

Description:

📎 [APPLICATION](#)

📎 [DRAWINGS AND SITE PLAN](#)

Type:

Cover Memo

Cover Memo



BUILDING INSPECTION DEPARTMENT 16801 Westgrove Dr Addison Texas 75001 972/450-2881 fax: 972/450-2837

Application for Meritorious Exception to the Town of Addison Sign Ordinance

Application Date: 08-23-12

Filing Fee: \$200.00

Applicant: GHA Architects - Janet Reid (on behalf of Robert Montgomery / Brinker International)

Address: 14110 Dallas Parkway Suite#: 300

Dallas TX 75254 Phone#: 972-239-8884
City State Zip Fax#: 972-239-5054

Status of Applicant: Owner Tenant Agent X

Location where exception is requested:

4500 Beltline Road, Dallas, TX 75001

Reasons for Meritorious Exception:

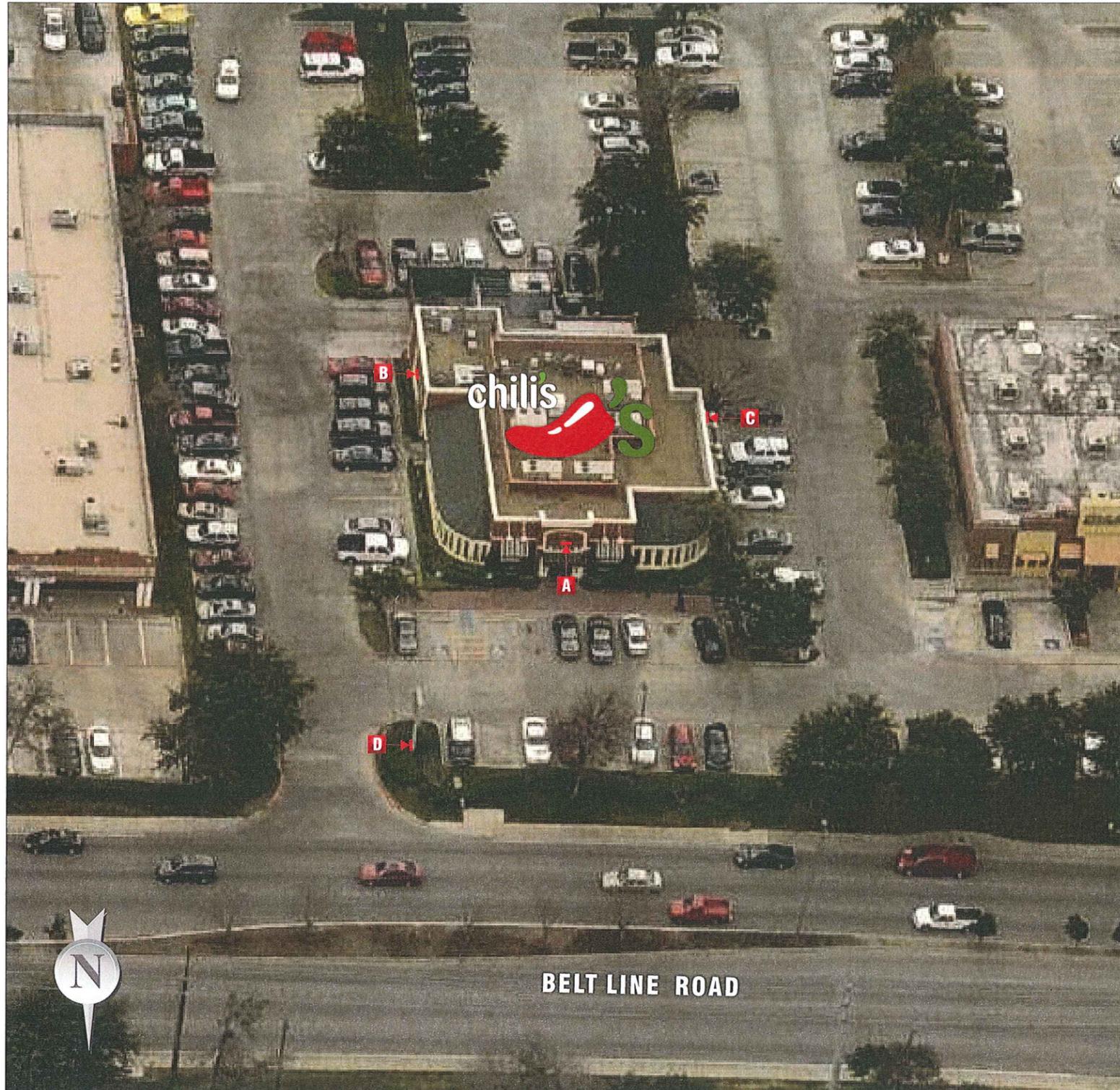
Chili's restaurants have entered into a national reimage campaign whereas brand image is key to the success. The restaurant exterior has been simplified to four main field colors and our signature striped awnings are now presented as single sections of traditional red and green with a defining white stripe. To create some color modeling on the exterior awnings we are using a tone-on-tone partial graphic to create visual interest. Our customers have responded positively to the more than two hundred completed restaurants and we are now reimagining the Dallas market. It is critical to create some uniformity in our brand as these graphics will be proposed on all locations across the metroplex.

YOU MUST SUBMIT THE FOLLOWING:

1 COPIES OF THE PROPOSED SIGN SHOWING:

- 1. Lot Lines 5. Proposed Signs
2. Names of Adjacent Streets 6. Sketch of Sign with Scale and Dimensions Indicated (8.5 x 11 PLEASE)
3. Location of Existing Buildings
4. Existing Signs

Date Fees Paid 8-24-12 Check # 12280 Receipt # 784028



SITE PLAN : NTS

SIGN SCHEDULE

- A 1** OCL/HALO PEPPER-S | ONE(1) REQ.
- A 2** PCL/LED WORDMARK | ONE(1) REQ.
- B** C-20 FLUSH "TO GO" SIGN | ONE(1) REQ.
- C** FCO/HALO PEPPER-S | ONE(1) REQ.
- D** D/F MONUMENT SIGN | ONE(1) REQ.

NOTE BELOW FOR ALL FOLLOWING PAGES AS REQUIRED.

CUSTOMER TO PROVIDE:

(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

- ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:
- A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
 - B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
 - C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
 - D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:

1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

Notes: Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.

Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL NOTES:

INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS..



SIGN COMPANY

www.FederalHeath.com

2300 North Highway 121
Eules, Texas 76039
(817) 685-9077 (800) 527-9495
Fax (817) 685-9103

Manufacturing Facilities:
Oceanside, CA - Eules, TX - Jacksonville, TX - Delaware, OH

Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Eules, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

1
2
3
4
5
6

Account Rep: JOE DUNAVAN

Project Manager: PAUL KARLIN

Drawn By: ROBERTO MIJARES/JK

Project / Location:



CHILI'S ADDISON - Ch0002
4500 BELTLINE ROAD
ADDISON, TX 75001-0000

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS. ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Client Approval/Date:

Landlord Approval/Date:

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Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: 23-10801-10

Date: AUGUST 18, 2012

Sheet Number: 1 Of 5

Design Number: 23-10801-10

- GLIDDEN "RAPTURE"
- GLIDDEN "THE DARK SIDE"
- GLIDDEN "SURREY BEIGE"
- GLIDDEN "AUTHENTIC BROWN"
- CERTAINTED XT25 "BLACK"



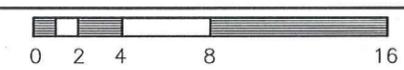
FRONT ELEVATION



LEFT ELEVATION



ADDISON, TX - EXTERIOR ELEVATIONS
PROTO 7.0



DATE	DESCRIPTION
08.06.12	PRELIMINARY COLOR ELEVATIONS
08.17.12	FINAL COLOR ELEVATIONS
--	REVISION 1
--	REVISION 2



- GLIDDEN "RAPTURE"
- GLIDDEN "THE DARK SIDE"
- GLIDDEN "SURREY BEIGE"
- GLIDDEN "AUTHENTIC BROWN"
- CERTAINTED XT25 "BLACK"

TOP OF BRICK
118'-0"

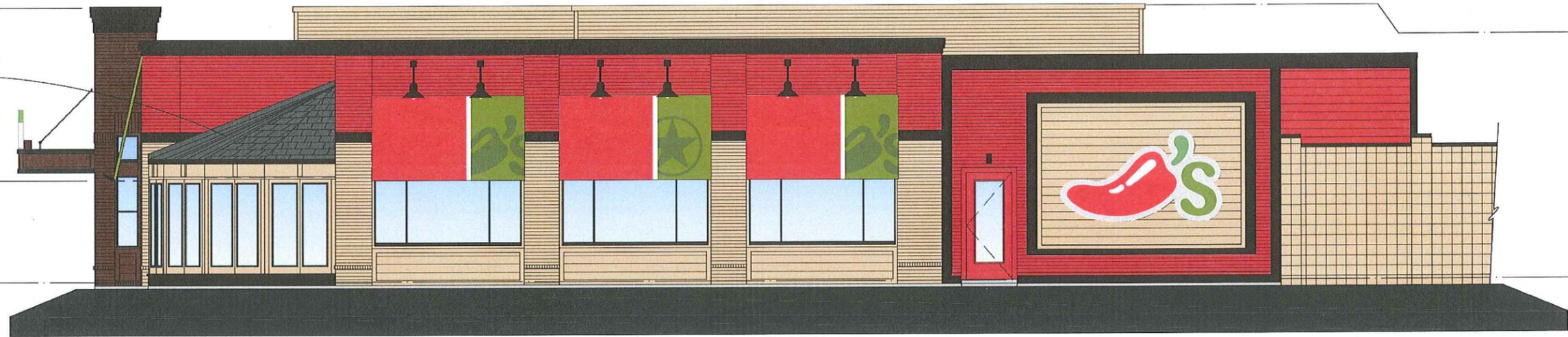
REPLACE EXISTING GREEN
SHINGLE ROOF W/ XT-25
CERTAINTED BLACK

BOTTOM OF AWNING
106'-8"

TOP OF SLAB
100'-0"

TOP OF BRICK
118'-0"

TOP OF SLAB
100'-0"



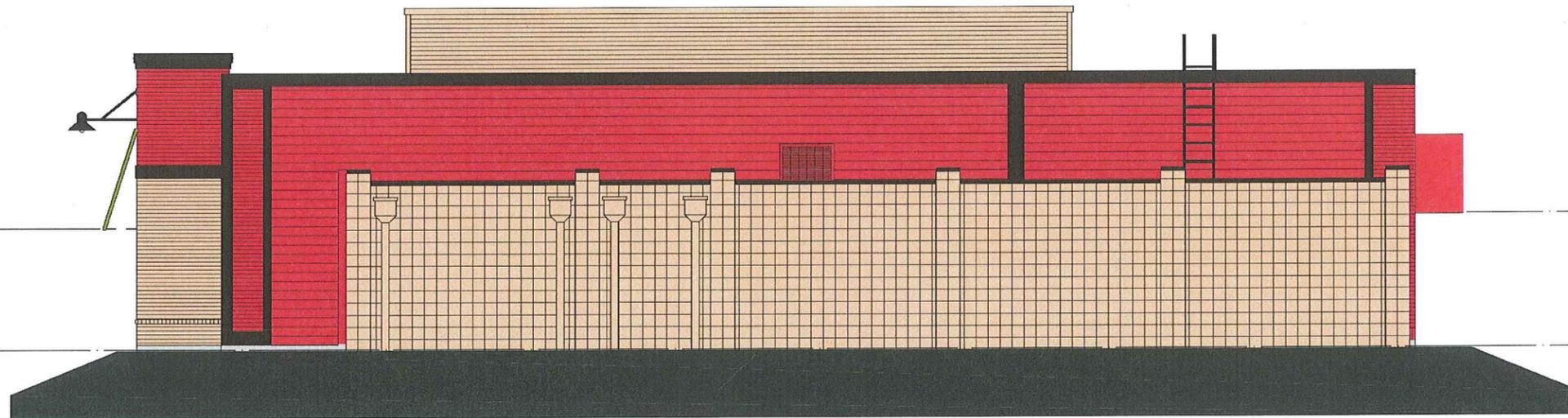
RIGHT ELEVATION

BOTTOM OF AWNING
106'-8"

TOP OF SLAB
100'-0"

BOTTOM OF AWNING
107'-4"

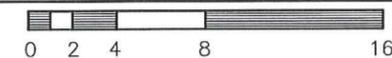
TOP OF SLAB
100'-0"



REAR ELEVATION

chili's

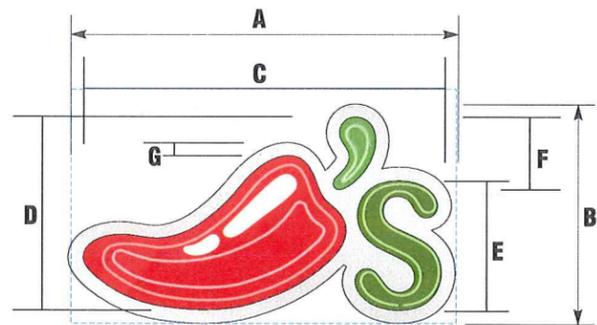
ADDISON, TX - EXTERIOR ELEVATIONS
PROTO 7.0



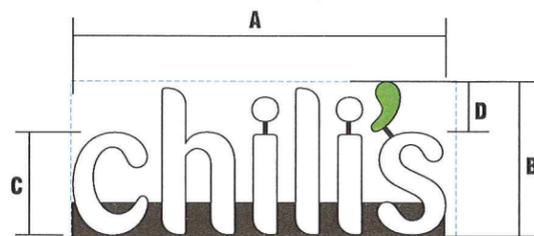
DATE	DESCRIPTION
08.06.12	PRELIMINARY COLOR ELEVATIONS
08.17.12	FINAL COLOR ELEVATIONS
--	REVISION 1
--	REVISION 2

GHA





SQUARE FOOTAGE	A 1	A	B	C	D	E	F	G	QTY
54	P-10-A1	9'-10"	5'-6 5/8"	9'-3 3/4"	5'-0"	3'-4"	1'-10 7/16"	3 13/16"	1



SQUARE FOOTAGE	A 2	A	B	C	D	QTY
21.87	P10-A2	7'-6"	2'-11 3/16"	2'-0 5/8"	12"	1

A 2 PCL "Chili's" WORD-MARK WITH RACEWAY

CHILI'S WORD-MARK TO BE PLEX-FACE, ALUMINUM CHANNEL LETTER CONSTR. ILLUMINATED W/ CHILI'S WHITE JT LED'S. LETTERS TO HAVE WHITE ACRYLIC FACES ("APOSTROPHE" TO BE OVERLAYED W/ 3630-156 VIVID GREEN VINYL ON 1st SURFACE) RETURNS AND TRIMCAP RETAINERS ON LETTERS TO BE WHITE. PAINT RETURNS & TRIMCAP ON "APOSTROPHE" GREEN T/M 3630-156 VIVID GREEN VINYL. LETTERS MOUNTED ON AN 8 3/8" RACEWAY PTM METALLIC BROWN MP13200 JAMES BROWN. USE SEAL-TIGHT CONDUIT FOR ELECTRICAL FROM "I" TO DOTS, AND "S" TO APOSTROPHE". PAINT SEAL-TIGHT T/M BROWN MP13200 JAMES BROWN.

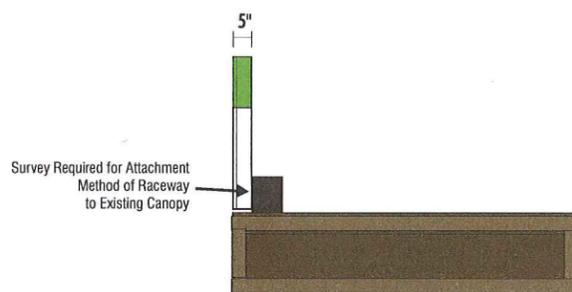
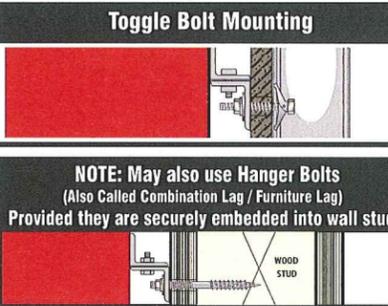
A 1 Front & Backlit OCL Pepper-S with Self-contained Transformers

PEPPER S:
FRONT AND BACKLIT "PEPPER S" : 8" OVERALL DEPTH (3"+5") OPEN CHANNEL PEPPER S. RETURNS INSIDE AND OUTSIDE PAINTED TO MATCH FACE COLORS (RED OR GREEN) W/ EXPOSED NEON (NO PK HOUSINGS) ON FRONT FACE TO BE:
- CLEAR RED NEON
- #10 GREEN NEON
- 3500k WHITE AT HIGHLIGHT.
PAINT 3" ALUMINUM PERIMETER CHANNEL (HIGHLIGHT) AROUND WHITE AREAS WHITE (INSIDE AND OUT)

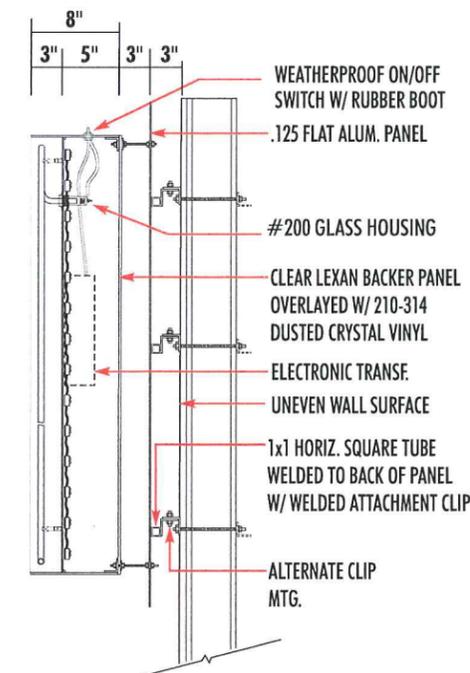
"PEPPER S" TO HAVE 3" STANDOFF FROM BKGD. PANEL AND HALO BACKLIGHTED W/ CHILI'S WHITE JT LED'S.
"PEPPER S" TO MOUNT ON A .125" FLAT ALUM. PANEL BKGD. CLOUD PAINTED T/M MP 58669 SUNSET SILVER AND TO BE ALTERNATE CLIP- MOUNTED FOR UNEVEN WALL SURFACE.
"PEPPER S" TO HAVE A CLEAR LEXAN BACKER PANEL OVERLAYED W/ 210-314 DUSTED CRYSTAL VINYL.

ALTERNATE MOUNTING METHODS:

PEPPER COLORS				VINYL	
RED PMS 485 VINYL'S 3630-43 7725-13	GREEN PMS 370 VINYL'S 3630-156 7725-186	WHITE 7328 PLEX VINYL'S 3630-30 7725-10	BLACK PAINT VINYL'S 3630-22 7725-12	SILVER VINYL 7725-120*	
* Apply 3630-22 Black Behind Silver to Opaque Out When Required					
PEPPER COLORS					
PMS 485C RED	PMS 370C GREEN	WHITE ACRYLIC	WSPR TINTED SILVER	SATN BLACK PULVERFIN	



A 2 TYPICAL END ELEVATION
N.T.S.



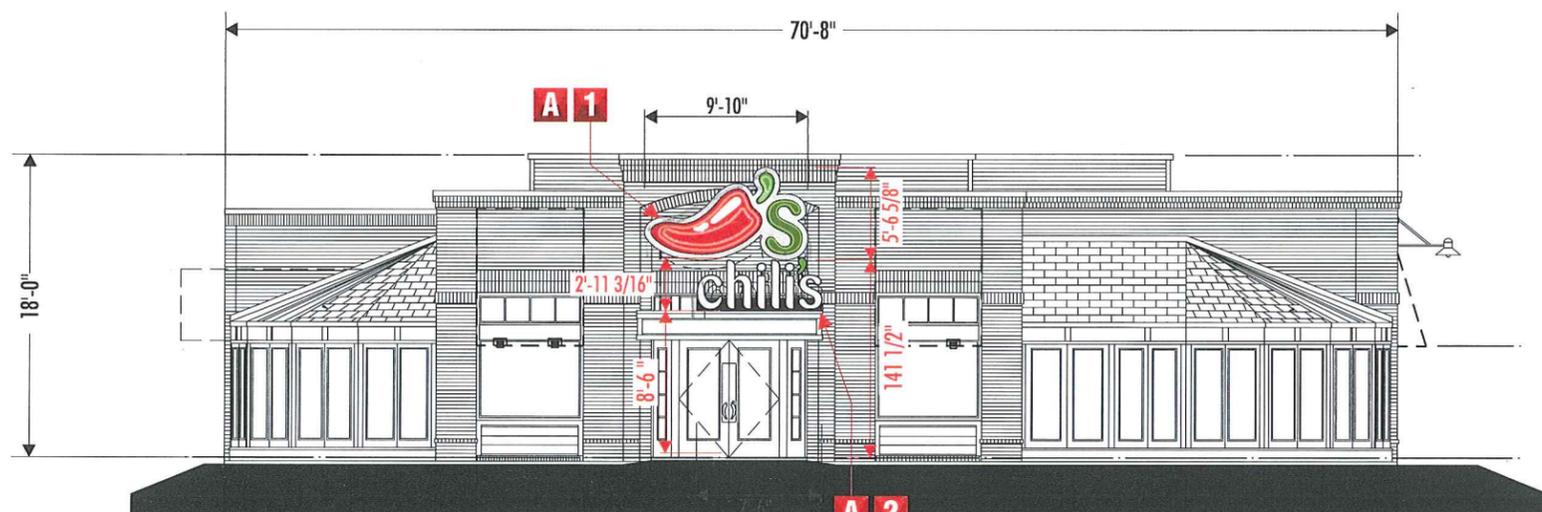
A 1 TYPICAL SIDE VIEW DETAIL

ELECTRICAL REQUIREMENTS

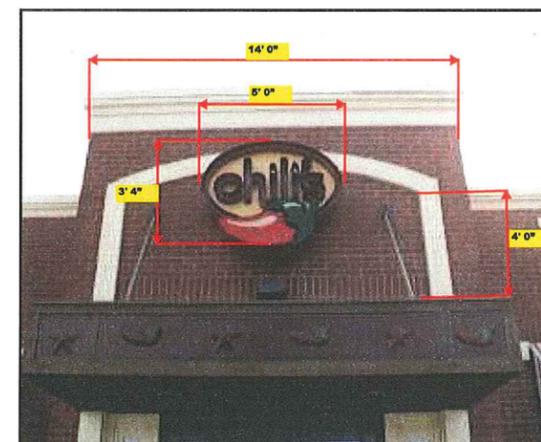
Total: **T.B.D.** Amps

of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



FRONT ELEVATION
Scale: 3/32" = 1'-0"



EXISTING WALL SIGN TO BE REMOVED AND REPLACED WITH PEPPER-S AND CHILI'S WORDMARK ON CANOPY

1
2
3
4
5
6

Account Rep: **JOE DUNAVAN**

Project Manager: **PAUL KARLIN**

Drawn By: **ROBERTO MIJARES/JK**

Project / Location:



CHILI'S ADDISON - Ch0002
4500 BELTLINE ROAD
ADDISON, TX 75001-0000

Client Approval/Date:

Landlord Approval/Date:

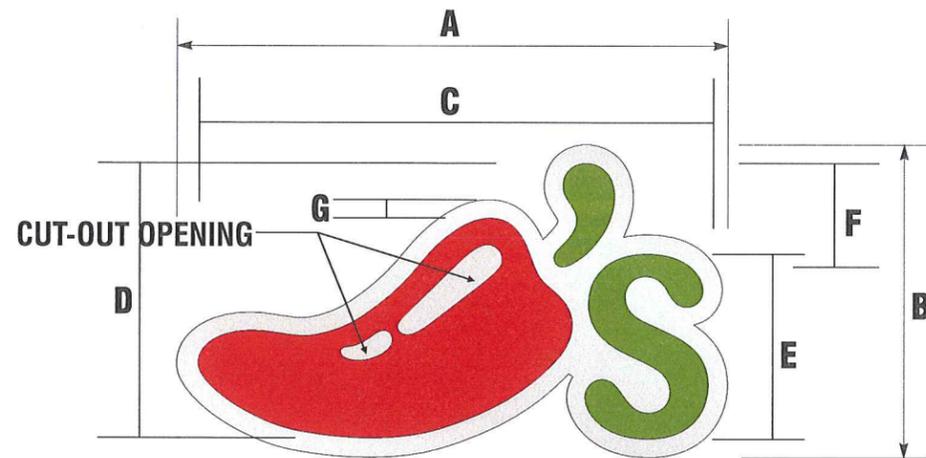
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Job Number: **23-10801-10**

Date: **AUGUST 18, 2012**

Sheet Number: **2 Of 5**

Design Number: **23-10801-10**



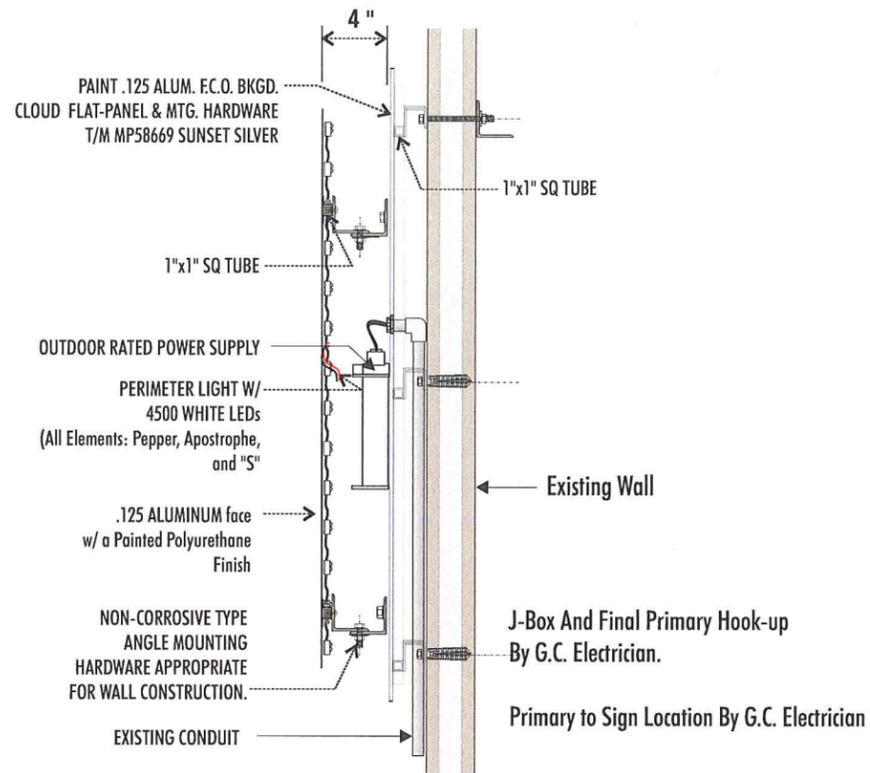
SQUARE FOOTAGE	C	A	B	C	D	E	F	G	QTY
39	CUSTOM	7'-9"	4'-8 1/4"	1'-11 3/4"	4'-1 1/2"	2'-9 1/4"	1'-6 1/2"	3 1/4"	1

C ILLUMINATED FLAT CUT-OUT LOGO W/ FLAT PANEL CLOUD

L.E.D. ILLUMINATED 1/8" FLAT CUT OUT ALUMINUM "PEPPER'S" LOGO PEG MOUNTED OFF F.C.O. "CLOUD" BKGD. PANEL

PEPPER COLORS		VINYL	
RED FMS 485 VINYL'S 3630-43 7725-13	GREEN FMS 378 VINYL'S 3630-156 7725-186	WHITE 7723 FLEX VINYL'S 3630-30 7725-19	BLACK PAINT VINYL'S 3630-22 7725-12
* Apply 3630-22 Black Behind Silver to Opaque Out When Required		SILVER VINYL 7725-129*	

PEPPER COLORS				
FMS 485C RED	FMS 378C GREEN	WHITE	OPAQUE BLACK	OPAQUE SILVER



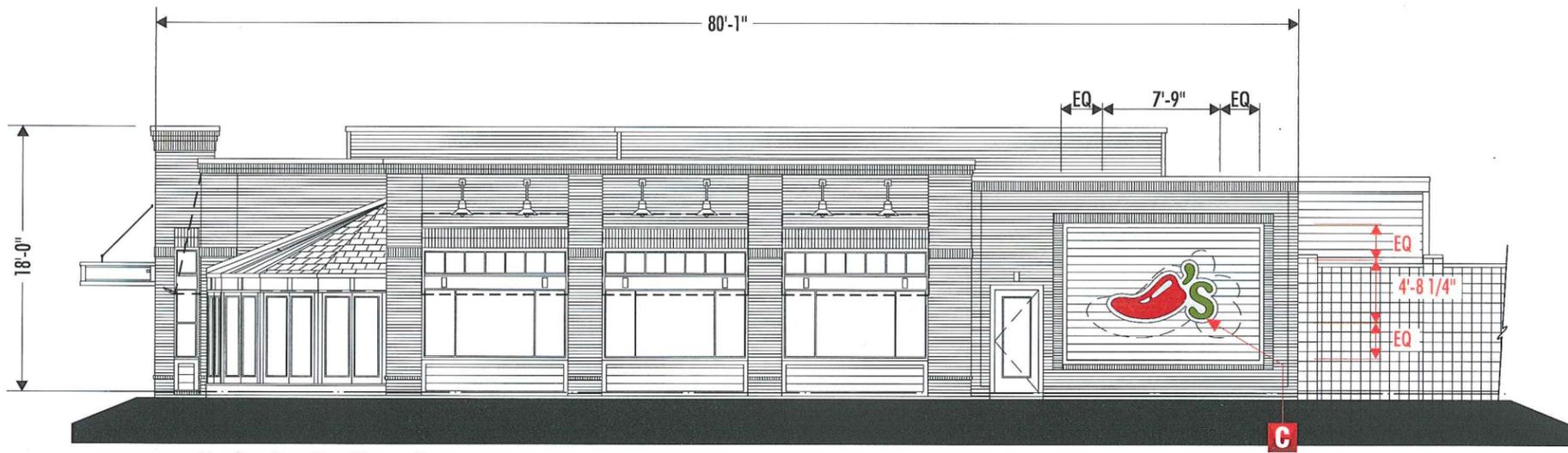
TYPICAL SECTION
N.T.S.

ELECTRICAL REQUIREMENTS

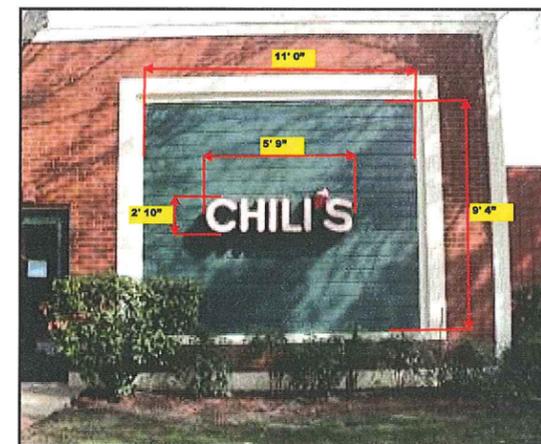
Total: **T.B.D.** Amps

of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.



RIGHT ELEVATION
Scale: 3/32" = 1'-0"



EXISTING WALL SIGN

Manufacturing Facilities:
Oceanside, CA - Euless, TX - Jacksonville, TX - Delaware, OH

Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

1
2
3
4
5
6

Account Rep: **JOE DUNAVAN**

Project Manager: **PAUL KARLIN**

Drawn By: **ROBERTO MIJARES/JK**

Project / Location:



CHILI'S ADDISON - Ch0002
4500 BELTLINE ROAD
ADDISON, TX 75001-0000

UL Underwriters Laboratories Inc. **ETL** ELECTRONIC TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Client Approval/Date:

Landlord Approval/Date:

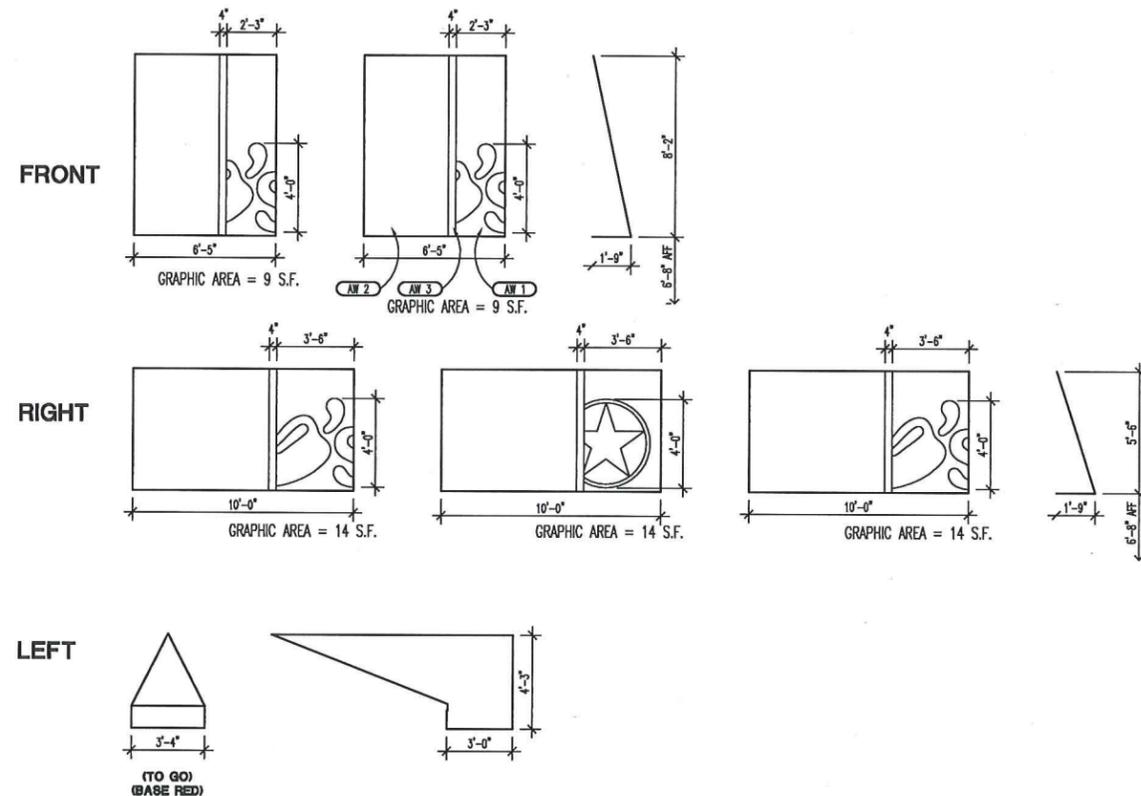
This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent. © FHSC
Colors Depicted in This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: **23-10801-10**

Date: **AUGUST 18, 2012**

Sheet Number: **4 Of 5**

Design Number: **23-10801-10**



●● FIELD VERIFY ALL DIMENSIONS ●●
 LOGO DECALS TO START 2" FROM BOTTOM EDGE OF AWNING PEPPER S LOGO
 TO START FROM RIGHT SIDE - EXACTLY 1/2 OF 'S' SHOWING STAR LOGO TO
 START FROM LEFT - EXACTLY 3/4 OR 1/2 OF IMAGE SHOWING

02 AWNING PROFILES - PROTOTYPE 7
 SCALE: N/A

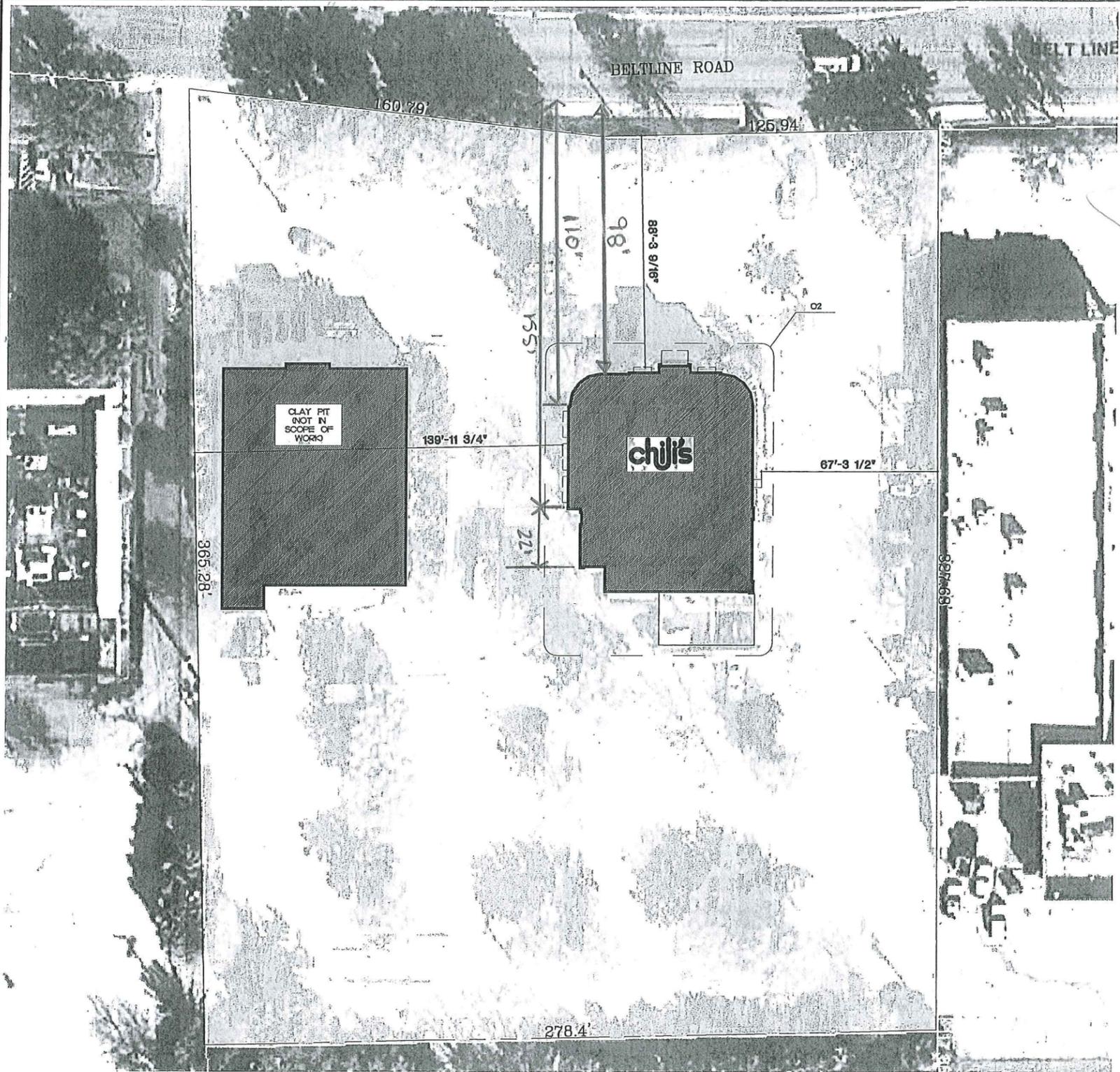


ADDISON, TX - EXTERIOR ELEVATIONS
 PROTO 7.0

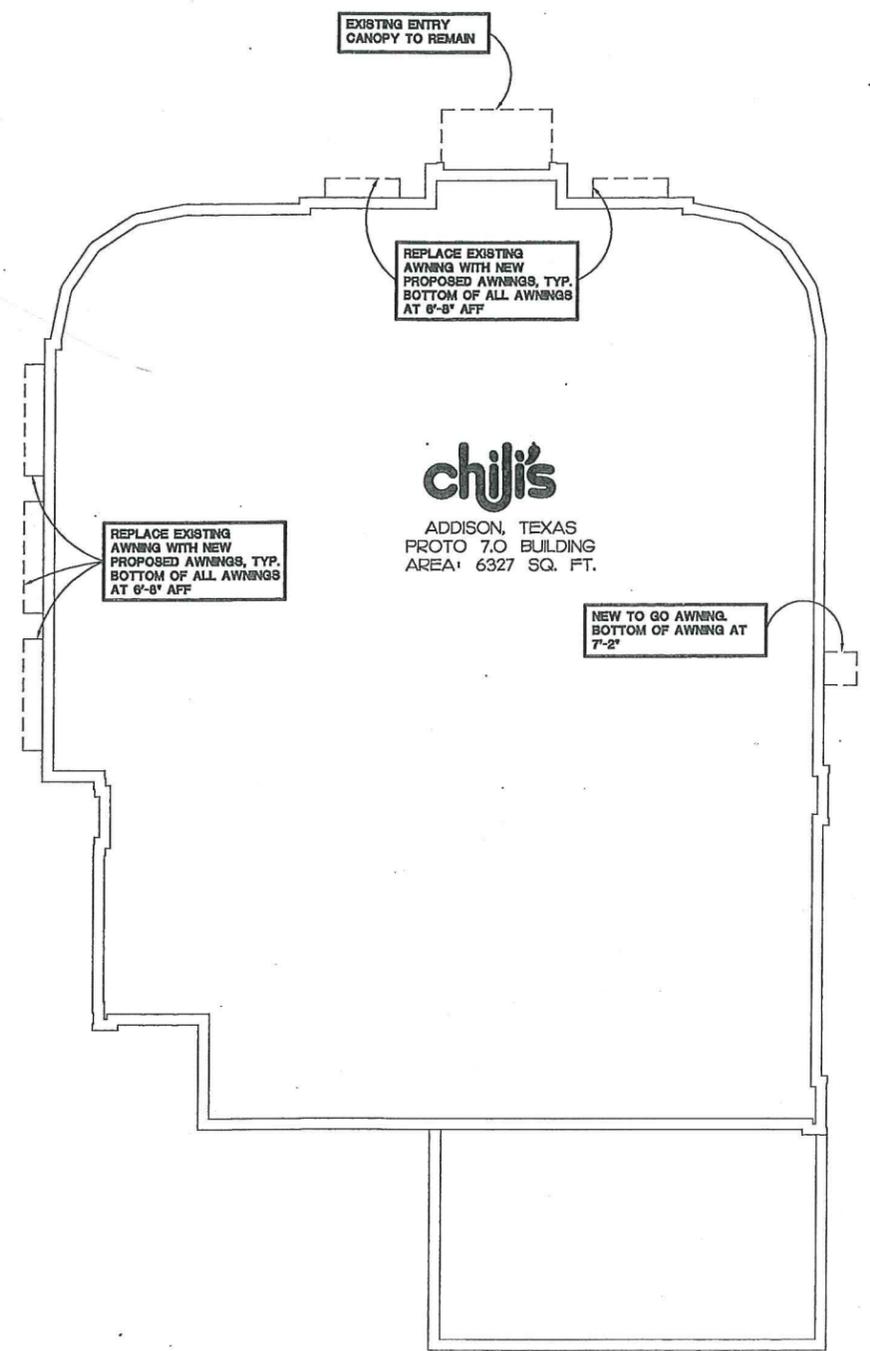


DATE	DESCRIPTION
08.06.12	PRELIMINARY COLOR ELEVATIONS
08.17.12	FINAL COLOR ELEVATIONS
--	REVISION 1
--	REVISION 2





01 EXISTING SITE PLAN
SCALE: N.T.S.



02 ENLARGED BUILDING PLAN
SCALE: N.T.S.



ADDISON, TX - SITE PLAN/ PROPOSED AWNING LOCATIONS
PROTO 7.0



Council Agenda Item: #R5

AGENDA CAPTION:

PUBLIC HEARING Case 1657-SUP/Mi Piaci Restaurant. Public hearing, discussion, and consideration of approval of an ordinance changing the zoning on property located at 14854 Montfort Drive, which property is currently zoned Planned Development District (PD 084-076) with a Special Use Permit for restaurant use and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, by approving for that property an amendment to the existing Special Use Permit for a restaurant, and an amendment to the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, that modifies the premises for the restaurant and the sale of alcoholic beverages for on-premises consumption only by adding thereto an additional patio to an existing restaurant, on application from Mi Piaci Restaurant, represented by Dean Dekker of DCD Architecture and Interior Design.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 23, 2012, voted to approve the request for approval of an ordinance approving an amendment to an existing Special Use Permit for a restaurant, and an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption, located at 14854 Montfort Drive, on application from Mi Piaci Restaurant, represented by Mr. Dean Dekker, subject to the following condition:

-The applicant shall not use any term or graphic depiction that relates to alcoholic beverages in any exterior signs.

Voting Aye: Doherty, Groce, Oliver, Stockard, Wheeler

Voting Nay: none

Absent: Hewitt

One Seat vacant

FINANCIAL IMPACT:

NA

BACKGROUND:

NA

RECOMMENDATION:

Administration recommends approval.

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

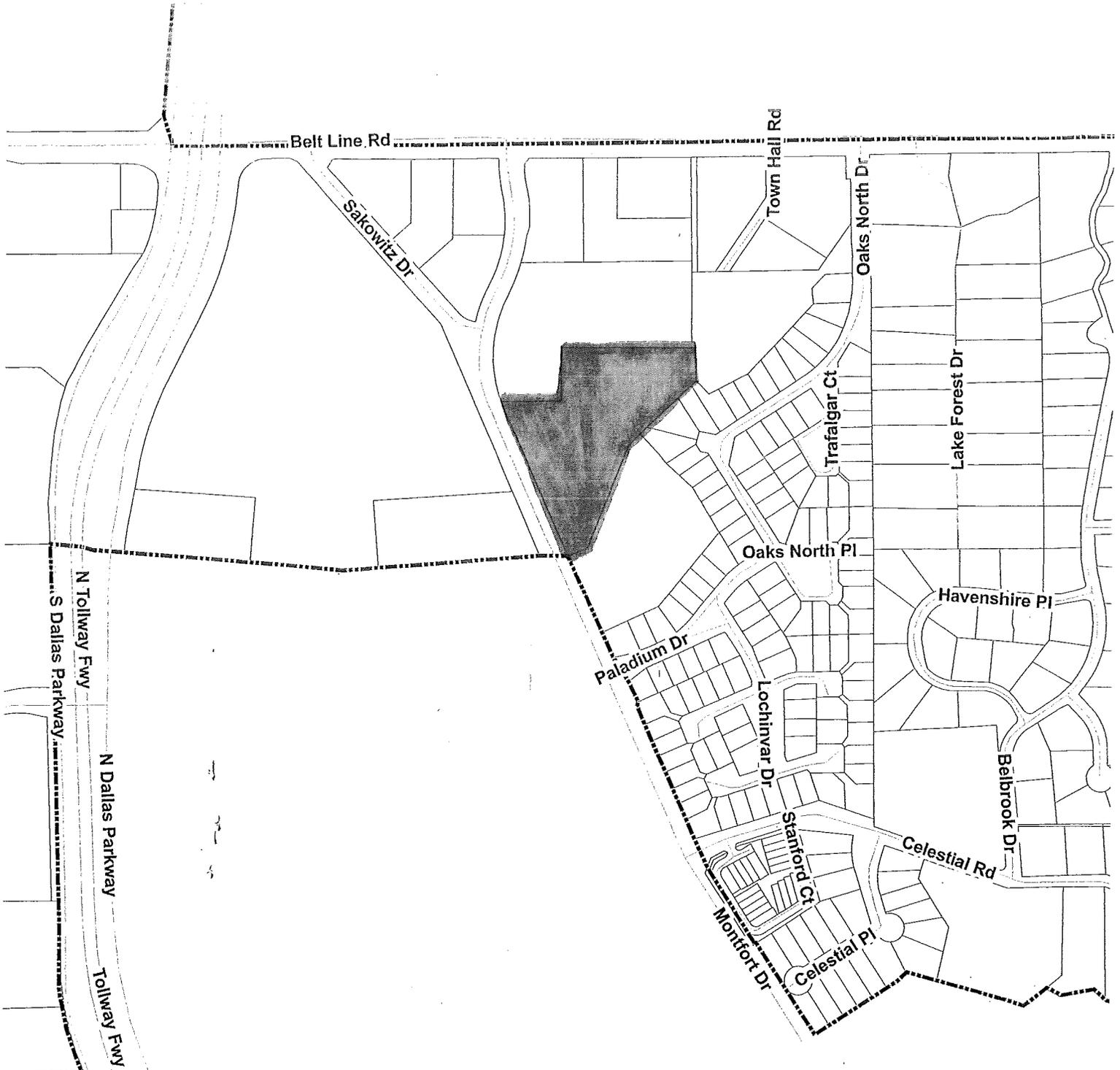
 [docket map, staff report, and commission findings](#)

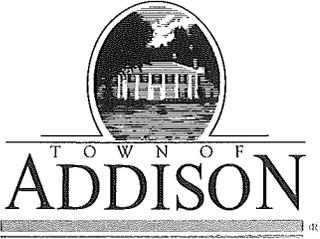
Type:

Backup Material

1657-SUP

PUBLIC HEARING Case 1657-SUP/Mi Piaci Restaurant. Public hearing, discussion, and consideration of approval of an ordinance changing the zoning on property located at 14854 Montfort Drive, which property is currently zoned PD 084-076, by approving for that property an amendment to an existing Special Use Permit for a restaurant, and an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to add an additional patio to an existing restaurant, on application from Mi Piaci Restaurant, represented by Dean Dekker of DCD Architecture and Interior Design.





June 22, 2012

STAFF REPORT

RE: Case 1657-SUP/Mi Piaci Restaurant

LOCATION: 14854 Montfort Drive

REQUEST: Approval of an amendment to an existing Special Use Permit for a restaurant, and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption

APPLICANT: Mi Piaci Restaurant, represented by Mr. Dean Dekker of DCD Architecture and Interior Design

DISCUSSION:

Background. The Mi Piaci Restaurant is located in a free-standing building on property in a Planned Development District (Ordinance 084-076, 10-9-1984) that contains this building, the two Prestonwood Pond office buildings, and the vacant restaurant building to the north of this building. The Mi Piaci building was originally designed to be the L'Archestrate Restaurant. The Special Use Permits for the L'Archestrate were approved through Ordinance 084-088 on November 13, 1984. The restaurant was designed to be an exclusive restaurant and private club for members only. The L'Archestrate was constructed in 1986, but never opened. The building housed a variety of restaurants, but was taken over its current operator, Mi Piaci, in 1993.

Proposed Plan. At this point, Mi Piaci would like to add an additional patio to the existing restaurant. The restaurant already has one patio of 365 square feet on the southeast corner of the building. The new patio will be 1,465 square feet and will be located on the south side of the building. The two patios will be connected with a landing and stairs. The new patio will be a suspended deck located around three existing trees that will be preserved. The patio will be surrounded by a retaining wall topped with a 30' railing. Fountain grass will be added to the perimeter of the patio.

Façade. There will be no changes to the existing façade or to the interior of the restaurant.

Parking. The staff calculated the existing restaurant at 11,380 square feet. The additional patio will bring the restaurant to a total of 12,845 square feet. Since it is part of a Planned Development for a mixed use development, it can figure the parking at a ratio of one space per 100 square feet. Therefore, this restaurant will require 128 parking spaces. One of the conditions for approval of the PD zoning was as follows:

3. The property be deed restricted to allow restaurant patrons to use the office parking on the site.

Therefore, the restaurant has use of the 218.1 spaces allocated to the two office buildings. The total site contains 460 parking spaces, so there is more than adequate parking for this additional patio.

Landscaping. The Parks Director has inspected the site and notes that even though the applicant is removing landscaping, he is preserving three large trees on the site, and will still have 22.7 percent landscaping remaining on the site after the patio is added.

Signs. The applicant is not proposing any additional signs with this request. However, the applicant should be aware that all signs must be permitted under the requirements of the Addison Sign ordinance, and cannot be approved through this process. The applicant should also be aware that the Town has a policy against the use of any terms, such as "bar" or "tavern", or any graphic depictions that denote alcoholic beverages, in exterior signs.

RECOMMENDATION:

Staff recommends approval of the amendment to an existing Special Use Permit for a restaurant, and an amendment to the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following condition:

- The applicant shall not use any term or graphic depiction that relates to alcoholic beverages in any exterior signs.

Respectfully submitted,



Carmen Moran
Director of Development Services

Case 1657-SUP/Mi Piaci Restaurant
August 24, 2012

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 23, 2012, voted to approve the request for approval of an ordinance approving an amendment to an existing Special Use Permit for a restaurant, and an amendment to an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption, located at 14854 Montfort Drive, on application from Mi Piaci Restaurant, represented by Mr. Dean Dekker, subject to the following condition:

-The applicant shall not use any term or graphic depiction that relates to alcoholic beverages in any exterior signs.

Voting Aye: Doherty, Groce, Oliver, Stockard, Wheeler
Voting Nay: none
Absent: Hewitt
One Seat vacant

Memorandum

Date: August 14, 2012
To: Carmen Moran, Director of Development Services
From: Slade Strickland, Director of Parks and Recreation
Subject: **Case 1657-SUP/ Mi Piaci Restaurant**

There are no landscape conditions for this site, as it appears that the site maintenance is in compliance with the Landscape Regulations.

We confirmed with the architect that the existing trees located in the area of the proposed patio will be preserved. The overall site landscape requirement is 20 percent. The site will have 22.7 percent remaining if the patio is added.

Council Agenda Item: #ES1

AGENDA CAPTION:

Closed (executive) session of the Addison City Council pursuant to Section 551.072, Tex. Gov. Code, to deliberate the lease or value of certain real property located at Addison Airport.

FINANCIAL IMPACT:

n/a

BACKGROUND:

n/a

RECOMMENDATION:

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #ES4

AGENDA CAPTION:

Closed (Executive) session of the Addison City Council pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or to deliberate the offer of a financial or other incentive to such business prospect or business prospects.

FINANCIAL IMPACT:

TBD

BACKGROUND:

N/A

RECOMMENDATION:

N/A

COUNCIL GOALS:

Provide For A Diversified Business Climate

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R1

AGENDA CAPTION:

Consideration of any action regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or any action regarding the offer of a financial or other incentive to such business prospect or business prospects.

FINANCIAL IMPACT:

TBD

BACKGROUND:

N/A

RECOMMENDATION:

N/A

COUNCIL GOALS:

Provide For A Diversified Business Climate

ATTACHMENTS:

Description:

No Attachments Available

Type:

Council Agenda Item: #R2

AGENDA CAPTION:

Consideration of any action regarding certain real property located at Addison Airport, including the lease or value of such property and related matters.

FINANCIAL IMPACT:

n/a

BACKGROUND:

n/a

RECOMMENDATION:

n/a

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available