



PLANNING AND ZONING COMMISSION AGENDA

Planning and Zoning Commission Public Hearing

Tuesday, June 21, 2016

6:00 p.m.

Council Chambers, Addison Town Hall

5300 Belt Line Road, Dallas, Texas 75254

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the May 17, 2016 meeting.
2. REPLAT/Addison Jet Center Addition Lots 1-4, Block 1. Presentation, discussion and consideration of a replat for four lots totaling 4.904 acres located generally at 4485-4555 Glenn Curtiss Drive, on application from Sparr Surveys, represented by Mr. Brad Sparr.
3. PRELIMINARY PLAT/Sunbelt Business Park Addition Tract 15R, Block B. Presentation, discussion and consideration of a preliminary plat for one lot totaling 3.843 acres located generally at 4201 Sunbelt Drive, on application from Kadleck and Associates, represented by Mr. Lynn Kadleck.
4. **PUBLIC HEARING** Case 1723-SUP/Astoria Caffe. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15701 Quorum Drive, which property is currently zoned UC, Urban Center, 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 revised site plan including an outdoor patio, on application from Astoria Caffe, represented by Ms. Elena Arsova.

5. **PUBLIC HEARING** Case 1737-Z/14345 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning of approximately 18.2 acres of land located at 14345 Dallas Parkway, from I-1, Industrial-1, to a Planned Development District allowing for office and other commercial uses and establishing development standards including a minimum building height, on application from the Town of Addison, represented by Mr. Charles Goff.

6. **PUBLIC HEARING** Case 1739-SUP/Zoli's NY Pizza. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14910 Midway Road, 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 Zoli's NY Pizza, represented by Mr. James Carroll.

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:

Charles Goff, 06/17/16, 3:30 p.m.

**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 Regular Meeting

Meeting Date: 06/21/2016

Agenda Caption:

Discuss and take action regarding approval of the minutes of the May 17, 2016 meeting.

Attachments

5-17-16 Minutes



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

May 17, 2016

6:00 P.M. – Council Chambers

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

Present: Jason Ennis, Stacey Griggs, Debra Morgan, Skip Robbins, Jim Robinson, Tom Schaeffer

Absent: Randy Smith

Chairman Robbins called the meeting to order at 6:00pm.

1. Discuss and take action regarding approval of the minutes of the March 15, 2016 meeting.

Commissioner Morgan moved to approve the minutes of the March 15, 2016 meeting with a correction to the date in the footer on the first page. Commissioner Ennis seconded the motion.

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

Voting Nay: none

Absent: Smith

Motion passed.

2. **PUBLIC HEARING** Case 1738-Z/Trinity Christian Academy. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 39.4 acres of property located at 17001 Addison Road, which is currently zoned R-1, Residential-1, with a special use permit for a private school and approximately 1.74 acres of property located at 4350 Sojourn Drive, which property is zoned PD, Planned Development, in order to create a new Planned Development District allowing a private school and approving a concept plan and development standards, on application from Trinity Christian Academy represented by Mr. Bill Dahlstrom.

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

Mr. Duncan Fulton, the applicant's representative, and Mr. Kevin Folsom and Mr. David Delph of Trinity Christian Academy, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: Jim Halter, 17055 Windward Lane

Chairman Robbins closed the public hearing.

Commissioner Morgan moved to recommend approval of an ordinance changing the zoning on property located at 17001 Addison Road, which is currently zoned R-1, Residential,-1 with a special use permit for a private school, and property located at 4350 Sojourn Drive, which is currently zoned PD, Planned Development, in order to create a new Planned Development District allowing a private school and approving a concept plan and development standards, subject to the following condition:

- The applicant shall provide a traffic management plan to the Town for review and approval by the Zoning Administrator and shall abide by the provisions of the traffic management plan.

Commissioner Griggs seconded the motion.

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

Motion passed.

Meeting Adjourned

Planning & Zoning Commission Regular Meeting

Meeting Date: 06/21/2016

Agenda Caption:

REPLAT/Addison Jet Center Addition Lots 1-4, Block 1. Presentation, discussion and consideration of a replat for four lots totaling 4.904 acres located generally at 4485-4555 Glenn Curtiss Drive, on application from Sparr Surveys, represented by Mr. Brad Sparr.

Attachments

P&Z Packet

Plat Document

REPLAT/ADDISON JET CENTER

REPLAT/Addison Jet Center Addition Lots 1-4, Block 1. Presentation, discussion and consideration of a replat for four lots totaling 4.904 acres located generally at 4485-4555 Glenn Curtiss Drive, on application from Sparr Surveys, represented by Mr. Brad Sparr.

LOCATION MAP





June 17, 2016

STAFF REPORT

RE: REPLAT/ Addison Jet Center
Addition Lots 1-4, Block 1

LOCATION: Four lots totaling 4.904 acres
located generally at 4485-4555
Glenn Curtiss Drive

REQUEST: Approval of a replat

APPLICANT: Sparr Surveys, represented by
Mr. Brad Sparr

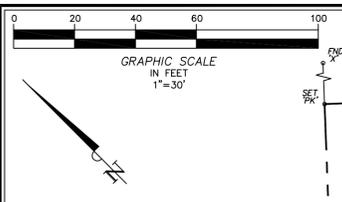
DISCUSSION:

Background. This replat consists of four properties off of Glenn Curtiss Drive. The current development does not follow the property line as is currently platted. The proposed replat combines two separate plats into one and adjusts the property boundaries to align with the development.

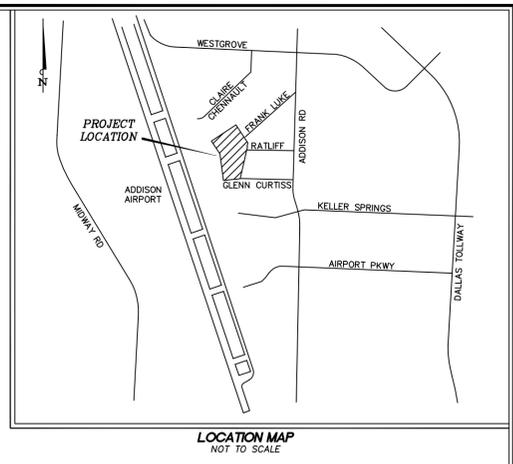
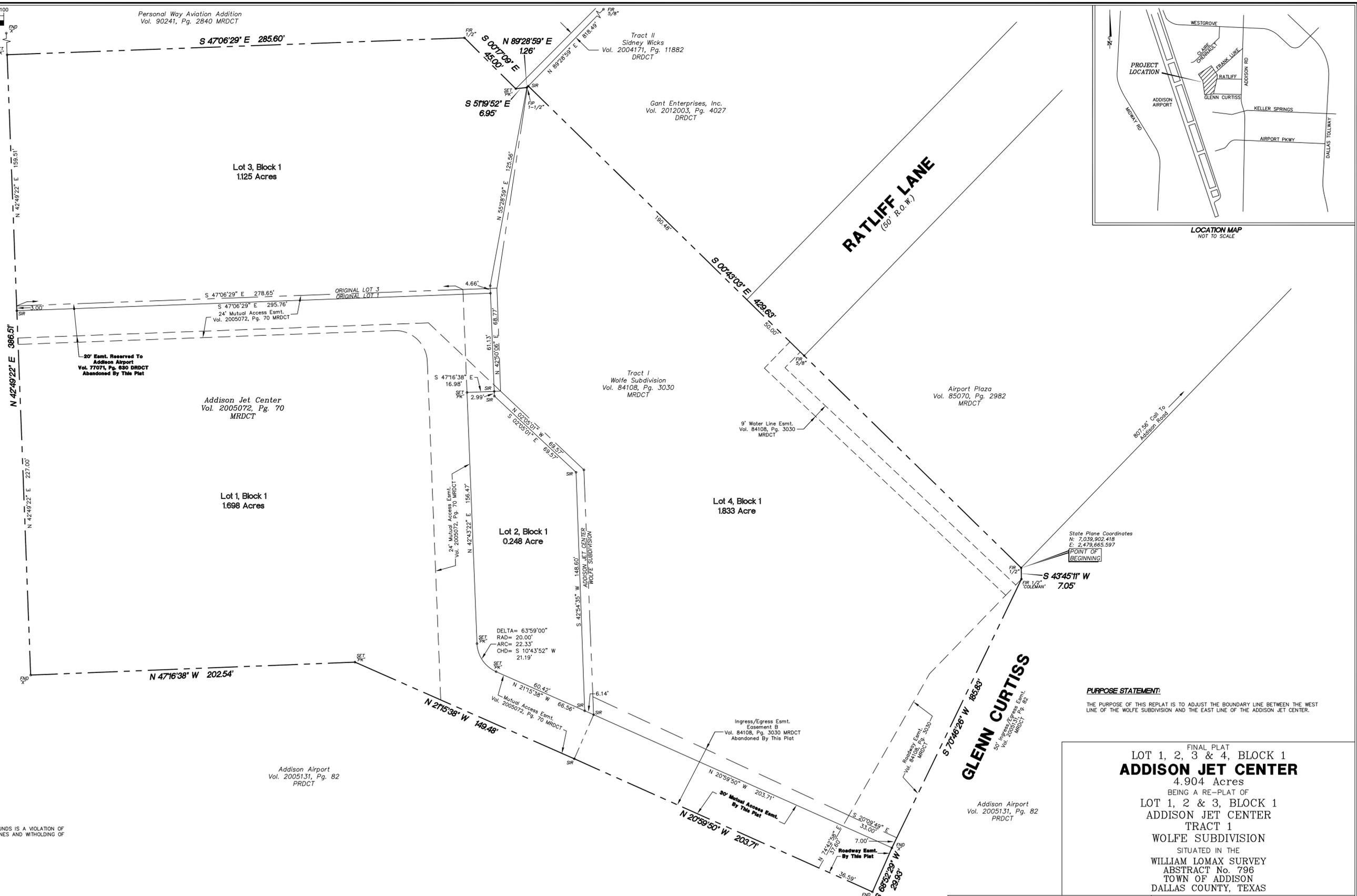
Engineering Review. The replat has been reviewed by Town staff and found to be in compliance with all requirements.

RECOMMENDATION:

Staff recommends approval of the proposed replat subject to no conditions.



Personal Way Aviation Addition
Vol. 90241, Pg. 2840 MRDCT



State Plane Coordinates
N: 7,039,902.418
E: 2,479,665.597
POINT OF BEGINNING

PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO ADJUST THE BOUNDARY LINE BETWEEN THE WEST LINE OF THE WOLFE SUBDIVISION AND THE EAST LINE OF THE ADDISON JET CENTER.

FINAL PLAT
**LOT 1, 2, 3 & 4, BLOCK 1
ADDISON JET CENTER**
4.904 Acres
BEING A RE-PLAT OF
LOT 1, 2 & 3, BLOCK 1
ADDISON JET CENTER
TRACT 1
WOLFE SUBDIVISION
SITUATED IN THE
WILLIAM LOMAX SURVEY
ABSTRACT No. 796
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

- NOTES:**
- 1) BEARINGS BASED ON ADDISON AIRPORT CONTROL NETWORK, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD 83.
 - 2) FIR DENOTES A FOUND IRON ROD.
 - 3) FIP DENOTES A FOUND IRON PIPE.
 - 4) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SPARR SURVEYS".

OWNERS

Lots 1 thru 3, Block 1
Castlerock Interests #3, LLC
6540 Crestpoint Drive
Dallas, Texas 75254
Michael S. Castlemann, Jr.
Managing Member
(512) 699-7581

Lot 4, Block 1
The Town of Addison
P.O. Box 9010
Addison, Texas 75001
Wesley Pierson, City Manager
(972) 450-7000

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 30'
DATE: JUNE 13, 2016
PAGE 1 OF 2
JOB No. 19000W

Sparr Surveys
2573 C.R. 722
McKinney, Texas 75069
(214) 544-2297

DALLAS COUNTY CLERK INFORMATION

TBPLS FIRM No. 10059300

OWNERS CERTIFICATE

WHEREAS, The Town of Addison, Texas and, Castlerock Interests #3, LLC are the owners of tracts of land situated in the William Lomax Survey, Abstract No. 796, Dallas County, Texas, and being all of Lots 1, 2 and 3, Block 1 of the Addison Jet Center, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 2005072, Page 70 in the Map Records of Dallas County, Texas (MRDCT), and, being all of Tract I of the Wolfe Subdivision, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 84108, Page 3030 MRDCT and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the north line of Glenn Curtiss, a 50 foot wide Ingress/Egress easement as established by the final plat of Addison Airport, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 2005131, Page 82 MRDCT, said beginning point also being the southeast corner of said Wolfe Subdivision and the southwest corner of Airport Plaza, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 85070, Page 2982 MRDCT;

THENCE South 43 degrees 45 minutes 11 seconds West, along the north line of said Glenn Curtiss, and an interior line of said Addison Airport, 7.05 feet to a 1/2-inch iron rod found with plastic cap stamped 'Coleman';

THENCE South 70 degrees 46 minutes 26 seconds West, continuing along the north line of said Glenn Curtiss, and an interior line of said Addison Airport, 185.83 feet to a cut 'x' found in concrete;

THENCE South 68 degrees 52 minutes 29 seconds West, continuing along the north line of said Glenn Curtiss, and an interior line of said Addison Airport, 29.93 feet to a cut 'x' found in concrete at the southwest corner of said Addison Jet Center;

THENCE North 20 degrees 59 minutes 50 seconds West, departing the north line of said Glenn Curtiss, along the west line of said Wolfe Subdivision and interior line of said Addison Airport, 203.71 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the southerly southwest corner of said Addison Jet Center;

THENCE northerly and easterly along the west and northwest line of said Addison Jet Center and interior line of said Addison Airport the following;

North 21 degrees 15 minutes 38 seconds West, 149.48 feet to a 'PK' nail set;

North 47 degrees 16 minutes 38 seconds West, 202.54 feet to a found cut 'x' in concrete;

North 42 degrees 49 minutes 22 seconds East, 386.51 feet to a 'PK' nail set at the west corner of Personal Way Aviation Addition, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 90241, Page 2840 MRDCT;

THENCE South 47 degrees 06 minutes 29 seconds East, departing an interior line of said Addison Airport, along the southwest line of said Personal Way Aviation Addition, 285.60 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 17 minutes 09 seconds East, continuing along the southwest line of said Personal Way Aviation Addition, 45.00 feet to a 'PK' nail set at the northwest corner of Tract II as described in deed to Sidney Wicks recorded in Volume 2004171, Page 11882 in the Deed Records of Dallas County, Texas (DRDCT);

THENCE South 51 degrees 19 minutes 52 seconds East, along the west line of said Wicks tract, 6.95 feet to a 1-1/2 inch iron pipe found at the southwest corner of said Wicks tract;

THENCE North 89 degrees 28 minutes 59 seconds East, along the south line of said Wicks tract, 1.26 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northwest corner of a tract of land as described in deed to Gant Enterprises, Inc. recorded in Volume 2012003, Page 4027 DRDCT;

THENCE South 00 degrees 43 minutes 03 seconds East, along the west line of said Gant Enterprises tract, at a calculated distance of 190.48 feet passing the southwest corner of said Gant Enterprises tract and north line of Ratliff Lane (50 foot right-of-way), at 240.48 feet passing a 5/8-inch iron rod found in the south line of said Ratliff Lane at the northwest corner of said Airport Plaza, continuing along the west line of said Airport Plaza, in all a distance of 429.63 feet to **POINT OF BEGINNING** and containing 4.904 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Town of Addison, Texas and, Castlerock Interests #3, LLC ("Owners") do hereby adopt this plat designating the hereinabove property as **ADDISON JET CENTER**, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2016

Wesley S. Pierson
City Manager
Town of Addison, Texas

Michael S. Castleman, Jr.
Managing Member
Castlerock Interests #3, LLC

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Wesley S. Pierson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public
State of Texas

My Commission Expires

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Michael S. Castleman, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public
State of Texas

My Commission Expires

LIEN HOLDER

Independent Bank

Clifton Griffin
Senior Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Clifton Griffin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public
State of Texas

My Commission Expires

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT I, Brad Sparr, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the platting rules and regulations of the Town of Addison, Dallas County, Texas.

Brad Sparr
Registered Professional
Land Surveyor No. 3701

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Brad Sparr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2016.

Notary Public
State of Texas

My Commission Expires

APPROVAL CERTIFICATE

APPROVED, This _____ day of _____, 2016 by the Town of Addison, Dallas County, Texas.

Chair, Planning and Zoning Commission

City Secretary

FINAL PLAT
LOT 1, 2, 3 & 4, BLOCK 1
ADDISON JET CENTER
4.904 Acres
BEING A RE-PLAT OF
LOT 1, 2 & 3, BLOCK 1
ADDISON JET CENTER
TRACT 1
WOLFE SUBDIVISION
SITUATED IN THE
WILLIAM LOMAX SURVEY
ABSTRACT No. 796
TOWN OF ADDISON
DALLAS COUNTY, TEXAS

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
DATE: JUNE 13, 2016
PAGE 2 OF 2
JOB NO. 19000W

 **Sparr Surveys**
2573 C.R. 722
McKinney, Texas 75069
(214) 544-2297

Planning & Zoning Commission Regular Meeting

Meeting Date: 06/21/2016

Agenda Caption:

PRELIMINARY PLAT/Sunbelt Business Park Addition Tract 15R, Block B.

Presentation, discussion and consideration of a preliminary plat for one lot totaling 3.843 acres located generally at 4201 Sunbelt Drive, on application from Kadleck and Associates, represented by Mr. Lynn Kadleck.

Attachments

P&Z Packet

Plat Document

PRELIMINARY PLAT/SUNBELT BUSINESS PARK

PRELIMINARY PLAT/Sunbelt Business Park Addition Tract 15R, Block B. Presentation, discussion and consideration of a preliminary plat for one lot totaling 3.843 acres located generally at 4201 Sunbelt Drive, on application from Kadleck and Associates, represented by Mr. Lynn Kadleck.

LOCATION MAP





June 17, 2016

STAFF REPORT

RE: PRELIMINARY PLAT/ Sunbelt
Business Park Addison tract 15R,
Block B

LOCATION: One lot totaling 3.843 acres
located generally at 4201 Sunbelt
Drive

REQUEST: Approval of a preliminary plat

APPLICANT: Kadleck and Associates,
represented by Mr. Lynn Kadleck

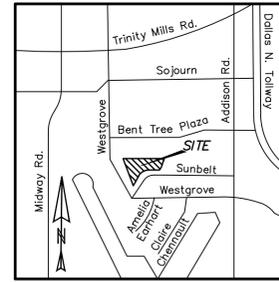
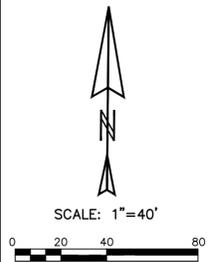
DISCUSSION:

Background. This is a preliminary plat of vacant property located at 4201 Sunbelt Drive. The preliminary plat is intended to accommodate the development of a multitenant office/warehouse building being contemplated for the site and records all of the easements necessary to service the development.

Engineering Review. The preliminary plat has been reviewed by Town staff and found to be in compliance with all requirements.

RECOMMENDATION:

Staff recommends approval of the proposed preliminary plat subject to no conditions.

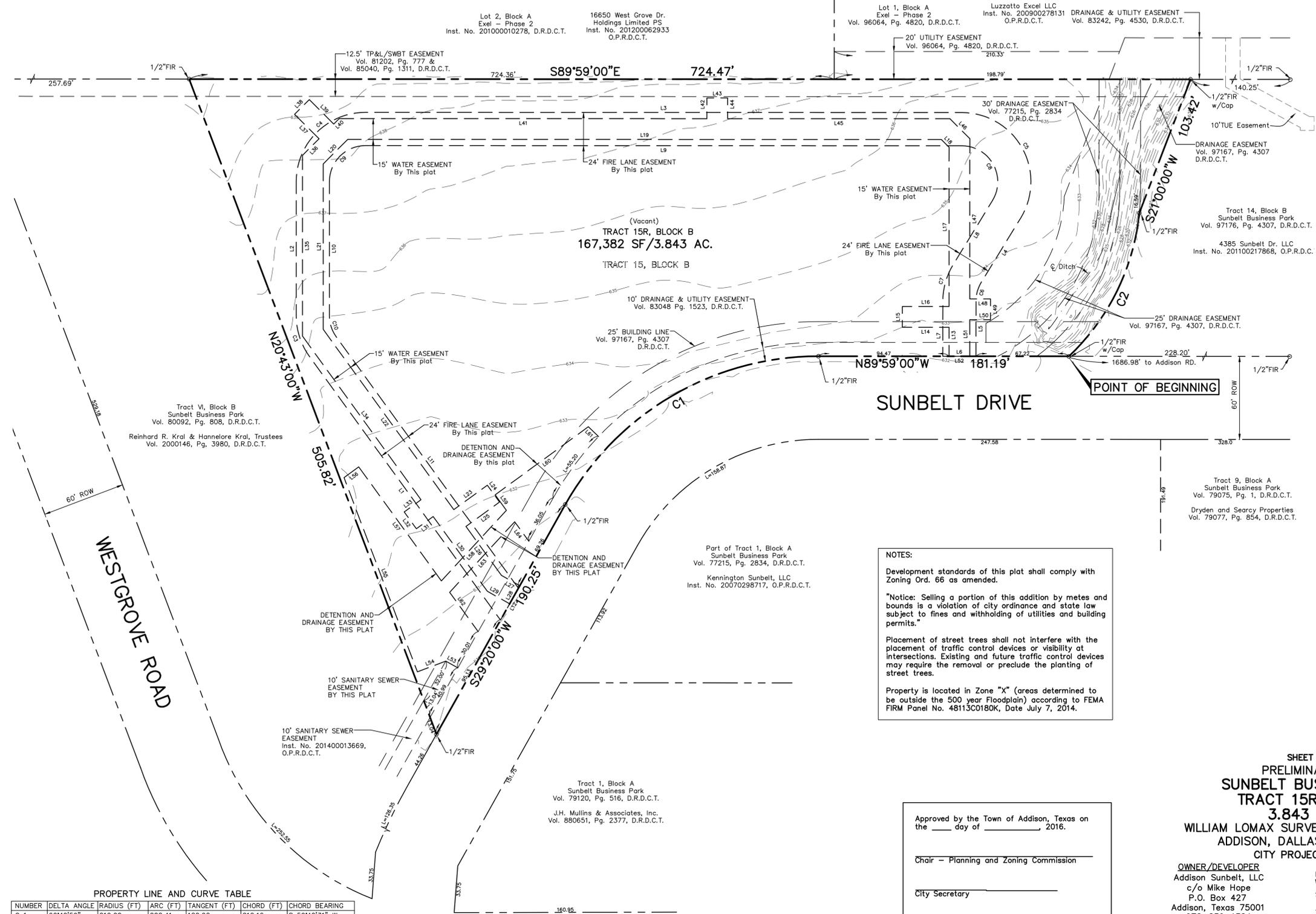


VICINITY MAP
Not to Scale

LEGEND

- FIR Found Iron Rod
- UP Utility Pole
- SD Storm Drain
- SS Sanitary Sewer
- MH Manhole
- RCP Reinforced Concrete Pipe
- CMP Corrugated Metal Pipe

EASEMENT LINE AND CURVE TABLE																							
Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
L1	235.37	N35°59'00"W	L12	26.41	S29°20'00"W	L23	30.00	N54°01'00"E	L34	146.02	N35°58'33"W	L45	160.84	S89°59'00"E	L56	13.16	N54°01'00"E	C3	31.42	50.00	36°00'00"	N 17°59'00" W	30.90
L2	96.79	N0°01'00"E	L13	20.93	N0°01'00"E	L24	15.00	S35°58'33"E	L35	130.51	N0°00'00"E	L46	20.36	S44°59'00"E	L57	101.75	S35°59'00"E	C4	78.54	50.00	90°00'00"	N 45°01'00" E	70.71
L3	431.54	S89°59'00"E	L14	33.82	N89°59'00"W	L25	30.00	S54°01'00"W	L36	16.96	N45°01'00"E	L47	115.68	S0°01'00"W	L58	69.33	N42°43'47"E	C5	106.09	50.00	121°34'22"	S 29°11'49" E	87.28
L4	54.38	S31°35'22"W	L15	15.00	N0°01'00"E	L26	43.65	S35°58'33"E	L37	25.00	N44°59'00"W	L48	15.00	S89°59'00"E	L59	13.85	N35°58'49"W	C6	14.33	26.00	31°34'22"	S 15°48'11" W	14.15
L5	39.88	S0°01'00"W	L16	33.82	S89°59'00"E	L27	15.26	S60°40'00"E	L38	15.00	N45°01'00"E	L49	15.00	S0°01'00"W	L60	83.44	N5°54'13"E	C7	27.55	50.00	31°34'22"	N 15°48'11" E	27.21
L6	24.00	N89°59'00"W	L17	114.97	N0°01'00"E	L28	15.00	S29°20'00"W	L39	25.00	S44°59'00"E	L50	15.00	N89°59'00"W	L61	10.21	S46°17'25"E	C8	55.17	26.00	121°34'22"	N 29°11'49" W	45.39
L7	39.88	N0°01'00"E	L18	7.93	N44°59'00"W	L29	18.55	N60°40'00"W	L40	5.60	N45°01'00"E	L51	26.43	S0°01'00"W	L62	35.12	N35°59'00"W	C9	40.84	26.00	90°00'00"	S 45°01'00" W	36.77
L8	54.38	N31°35'22"E	L19	429.44	N89°59'00"W	L30	66.63	N35°58'33"W	L41	266.02	S89°59'00"E	L52	15.00	N89°59'00"W	L63	69.33	N42°43'47"E	C10	16.34	26.00	36°00'00"	S 17°59'00" E	16.07
L9	431.54	N89°59'00"W	L20	25.13	S45°01'00"W	L31	15.00	S54°01'00"W	L42	15.00	N0°01'00"E	L53	10.00	N60°40'00"W									
L10	96.79	S0°01'00"W	L21	119.42	S0°00'00"E	L32	15.00	N35°58'33"W	L43	15.00	S89°59'00"E	L54	22.00	S69°17'00"W									
L11	224.34	S35°59'00"E	L22	160.85	S35°58'33"E	L33	15.00	N54°01'00"E	L44	15.00	S0°01'00"W	L55	150.01	N20°43'00"W									



NOTE: THE BEARING BASIS FOR THIS PLAT IS THE BEARING OF N 89°59'00" W FOR THE NORTH LINE OF SUNBELT DRIVE AS SHOWN ON THE MAP OF SUNBELT BUSINESS PARK, RECORDED IN VOLUME 77215, PAGE 2834, D.R.D.C.T.

PROPERTY LINE AND CURVE TABLE						
NUMBER	DELTA ANGLE	RADIUS (FT)	ARC (FT)	TANGENT (FT)	CHORD (FT)	CHORD BEARING
C 1	60°40'59"	210.00	222.41	122.92	212.16	S 59°40'31" W
C 2	40°53'56"	165.00	117.78	61.53	115.30	S 26°13'35" W

NOTES:

Development standards of this plat shall comply with Zoning Ord. 66 as amended.

"Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law subject to fines and withholding of utilities and building permits."

Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.

Property is located in Zone "X" (areas determined to be outside the 500 year Floodplain) according to FEMA FIRM Panel No. 48113C0180K, Date July 7, 2014.

Approved by the Town of Addison, Texas on the ____ day of _____, 2016.

Chair - Planning and Zoning Commission

City Secretary

SHEET 1 OF 2
PRELIMINARY PLAT
SUNBELT BUSINESS PARK
TRACT 15R, BLOCK B
3.843 ACRES
WILLIAM LOMAX SURVEY, ABSTRACT No. 792
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. 16-09

OWNER/DEVELOPER
Addison Sunbelt, LLC
c/o Mike Hope
P.O. Box 427
Addison, Texas 75001
972-239-1324

PREPARED MAY, 2016 BY:
KADLECK & ASSOCIATES, a Division of
Westwood
Westwood Professional Services, Inc.
Survey Firm No. 10074301
westwoods.com
P.O. Box 427
Plano, TX 75093
Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-5150
CONTACT: LYNN KADLECK (214) 473-4642

DATE: MAY 17, 2016
WPS_JOB #0009289.00

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, ADDISON SUNBELT LLC are the Owners of a tract of land situated in the William Lomax Survey, Abstract No. 792, Town of Addison, Dallas County, Texas, and being all of Tract 15, Block B of Tracts 14 & 15, Block B of Sunbelt Business Park, an addition to the Town of Addison, Dallas County, Texas according to the map thereof recorded in Volume 97176, Page 4307, Deed Records of Dallas County, Texas; said tract conveyed to Addison Sunbelt, LLC by deed recorded in Instrument No. 201400290336, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a plastic cap for a corner in the north line of Sunbelt Drive, (a 60 foot right of way), said point being N 89°59'00" W, with the north line of Sunbelt Drive, a distance of 1,686.98 feet from the intersection of the north line of Sunbelt Drive with the west line of Addison Road (a 60 foot right of way), said point being the common south corner of said Tract 15 and Tract 14 of the said addition;

THENCE, N 89°59'00" W, with the north line of Sunbelt Drive, a distance of 181.19 feet to a found 1/2 inch iron rod at the beginning of a curve to the left with a central angle of 60°40'59", a radius of 210.00 feet, a chord bearing of S 59°40'31" W and a chord distance of 212.16 feet;

THENCE, Southwesterly, continuing with the north and northwest line of Sunbelt Drive and along said curve, an arc distance of 222.41 feet to a found 1/2 inch iron rod at the point of tangency;

THENCE, S 29°20'00" W, continuing with the northwest line of Sunbelt Drive, a distance of 190.25 feet to a found 1/2 inch iron rod for a corner, said point being the southwest corner of said Tract 15 and said point being the most easterly corner of Tract VI, Block B of Sunbelt Business Park, an addition to the Town of Addison, Texas according to the map thereof recorded in Volume 80092, Page 808, Deed Records of Dallas County, Texas;

THENCE, N 20°43'00" W, departing the northeast line of Sunbelt Drive and with the common line of said Tract VI and Tract 15, a distance of 505.82 feet to a found 1/2 inch iron rod for a corner, said point being the northeast corner of said Tract VI and the northwest corner of said Tract 15, and said point bring south line of Lot 2, Block A of Exel - Phase 2 Addition, an addition to the Town of Addison, Texas according to the map thereof recorded in Instrument Number 20100010278, Official Public Records of Dallas County, Texas;

THENCE, S 89°59'00" E, with the north line of said Tract 15, a distance of 724.47 feet to a found 1/2 inch iron rod with a plastic cap for a corner, said point being the common north corner of said Tract 14 and Tract 15;

THENCE, S 21°00'00" W, with the common line of said Tract 14 and Tract 15, a distance of 103.42 feet to a found 1/2 inch iron rod at the beginning of a non-tangent curve to the right with a central angle of 40°53'56", a radius of 165.00 feet, a chord bearing of S 26°13'35" W and a chord distance of 115.30 feet;

THENCE, Southwesterly, continuing with the said common line and along said curve, an arc distance of 117.78 feet to the Point of Beginning and Containing 167,382 square feet or 3.843 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ADDISON SUNBELT LLC ("Owner") does hereby adopt this plat designating the hereinabove property as TRACT 15R, BLOCK B, SUNBELT BUSINESS PARK, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

The construction plans shall be prepared by or under the supervision of a registered professional engineer in the State of Texas and shall bear his seal on each sheet.

The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the standard specifications of the Town of Addison.

Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.

After review of the plat and plans by the public works department and town engineer, the plat and plans shall be submitted to the planning and zoning commission and the city council for their consideration. If approved by those bodies subject to changes, the engineer for the owner shall make all changes required. The director of public works or his designated agent will approve all plans and return sufficient approved sets of the plans to the engineer for the owner for use by the contractors. Each contractor shall maintain one set of the plans, stamped with town approval, on the project at all times during construction.

WITNESS, MY HAND AT Dallas, Texas, this the ___ day of ___, 2016.

ADDISON SUNBELT, LLC.
A Texas limited liability company

Mike Hope, Manager

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mike Hope, Manager of Addison Sunbelt, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2016

Notary Public, State of Texas

DETENTION AREA EASEMENT STATEMENT

STATE OF TEXAS }
COUNTY OF DALLAS }

This plat is approved by the Town of Addison and accepted by the owner(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The proposed detention area easement(s) within the limits of this addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property or person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however, it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage/purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean and free of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure or structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on tis plat shows the detention area(s) serving this addition.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, L. LYNN KADLECK, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

Dated this the ___ day of ___, 2016.

FOR REVIEW ONLY
NOT FOR RECORDING

L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2016

Notary Public, State of Texas

Approved by the Town of Addison, Texas on the ___ day of ___, 2016.
Chair - Planning and Zoning Commission
City Secretary

SHEET 2 OF 2
PRELIMINARY PLAT
SUNBELT BUSINESS PARK
TRACT 15R, BLOCK B
3.843 ACRES
WILLIAM LOMAX SURVEY, ABSTRACT No. 792
ADDISON, DALLAS COUNTY, TEXAS
CITY PROJECT No. 16-09
OWNER/DEVELOPER
Addison Sunbelt, LLC
c/o Mike Hope
15842 Addison Road
Addison, Texas 75001
972-239-1324
PREPARED MAY, 2016 BY:
KADLECK & ASSOCIATES, a Division of
Westwood
Westwood Professional Services, Inc.
Survey Firm No. 10074301
15842 Addison Road
Addison, Texas 75001
Phone (214) 473-4640 2740 North Dallas Pkwy., Ste. 280
Toll Free (888) 937-5150 Plano, TX 75093
CONTACT: LYNN KADLECK (214) 473-4642

Planning & Zoning Commission Regular Meeting

Meeting Date: 06/21/2016

Agenda Caption:

PUBLIC HEARING Case 1723-SUP/Astoria Caffe. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15701 Quorum Drive, which property is currently zoned UC, Urban Center, 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 revised site plan including an outdoor patio, on application from Astoria Caffe, represented by Ms. Elena Arsova.

Attachments

1723-SUP P&Z Packet

1723-SUP Site Plan

1723-SUP

PUBLIC HEARING Case 1723-SUP/Astoria Caffe. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15701 Quorum Drive, which property is currently zoned UC, Urban Center, 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 revised site plan including an outdoor patio.

LOCATION MAP





June 17, 2016

STAFF REPORT

RE: Case 1723-SUP/Astoria Caffe

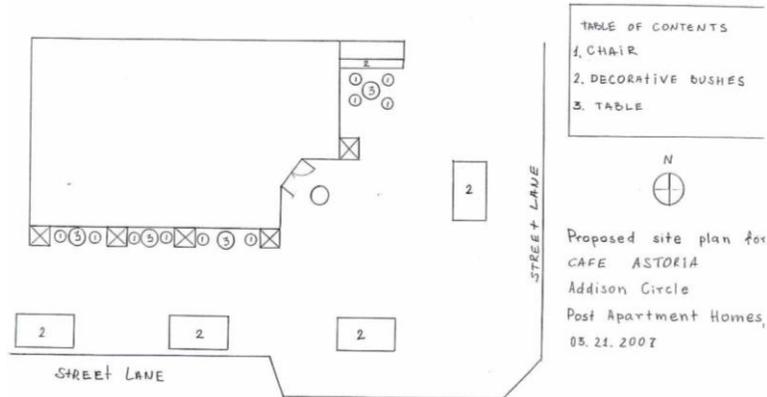
LOCATION: 15701 Quorum Drive

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

APPLICANT: Astoria Caffe & Wine Bar, represented by Ms. Elena Arsova

DISCUSSION:

Background: Astoria Caffe is located on the Northwest corner of Quorum Drive and Morris Avenue on the ground floor of Post Addison Circle Building C. This property is zoned UC, Urban Center. When constructed, the space was originally intended to be a home office. In 1997, an SUP was approved for a Blimpie’s Sandwiches with no outdoor seating. Blimpie’s closed and, in 2007, the SUP was amended for Astoria to allow the sale of alcoholic beverages for on-premises consumption and to allow for outdoor seating as shown on the site plan below, including four tables with seating for 10.



Since that time, Astoria has slowly expanded the number of tables and chairs beyond what was shown in their SUP without formal approval from the Town. Last summer, Town staff received complaints that the sidewalk was being blocked by Astoria’s patio furniture. Upon further investigation, it was determined that the patio was not in compliance with the approved site plan, the patio had expanded

off of private property and into the public right-of-way (sidewalk), and that portions of the required ADA accessible pathway were being blocked.

This initiated a broader discussion regarding the use of the public right-of-way for restaurant patios in Addison Circle. The Council has established a policy to consider allowing restaurants to utilize the public right-of-way under certain circumstances. As such requests come forward, the use of the right-of-way is a separate decision reserved for the Council, but they will also require a zoning determination to amend the Special Use Permit and site plan.

Proposed Plan: The applicant is requesting that the existing SUP be amended to allow for an expanded patio with 26 tables and seating for 74. The patio would include areas adjacent to the building as well as two areas between the sidewalk and street curb. To accommodate the request, three private planting areas next to the building are being removed. This is permitted by the UC zoning. There would be no physical barrier or delineation between the patio areas and remaining public sidewalk.

The policy requires that a five-foot-wide sidewalk be maintained at all times and that the ADA accessible path not be obstructed. This has been achieved with the placement of furniture on the site plan, however the density of the tables and chairs leaves little to no flexibility for patrons to adjust their chairs while dining. For the majority of the patio, different tables and chairs are located less than a foot from one another and are as close as three inches apart.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Staff recognizes the benefits of an active street level in Addison Circle and agrees that this area can accommodate a larger patio than is currently allowed by the SUP. However, staff is not supportive of the current proposal. Typically, staff does not critique the specific numbers of tables and chairs for restaurants. This situation is unique because there is no barrier or separation between the private patio and required public sidewalk. This necessitates close attention to the specific number and placement of patio furniture so as to avoid creating a situation where additional encroachment is likely. Staff believes that a more appropriate number of seats for this area is around 60-65. This would require a reduction of 9-14 seats from what is being proposed.

The reduction will allow additional space between the tables and room for minor adjustments within the approved patio space without being so tightly compacted that the only direction to move is outside the licensed area. Astoria has been testing a seating arrangement very similar to what is being proposed and Town staff has observed patio furniture encroaching into the five-foot-wide sidewalk and once into the required ADA path. This is especially an issue in the area across the sidewalk where the applicant is proposing four tables with two seats each. Staff believes that a maximum of three tables with two seats each should be allowed in this location.

It is also important to note that people often bring pets or strollers along with them while sitting on the patio. The proposed number of tables and chairs does not allow any space to accommodate these within the patio, and therefore it is likely, and has been observed, that these will end up blocking the sidewalk, including the ADA accessible path.

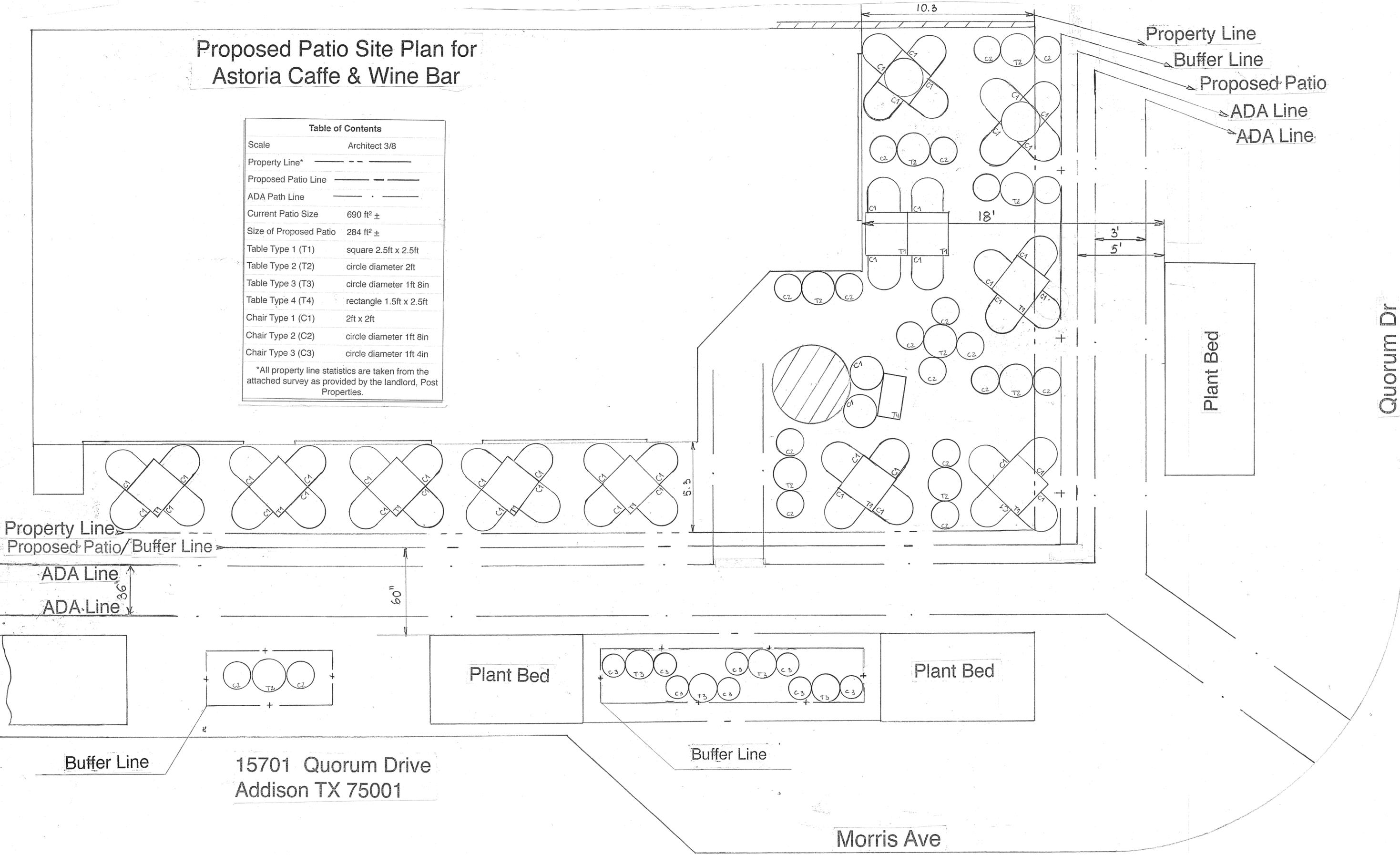
Additionally, staff heard from the complainants that because Astoria had seating on two sides of the sidewalk, it was their perception that while walking on the public sidewalk, they were impeding onto a private patio. This made them feel uncomfortable to use the public sidewalk. Astoria is currently only using one area between the sidewalk and street curb. The proposed site plan shows that they desire to place a table in another area between the sidewalk and street curb. Staff is concerned that by lengthening the distance where there are tables and chairs on both sides of the sidewalk, the concern that was heard last year could be amplified. Therefore, staff is not supportive of the additional table and chairs outside of where they are located now.

The license agreement policy is intended to establish an appropriate balance between the applicant's desire for a larger patio with the public's use of the sidewalk. Staff's goal through the SUP approval process is to accommodate the applicant's request while ensuring compliance with the license agreement policy without creating a situation that will require constant oversight and enforcement activities by Town staff. The way to achieve this is to build in some flexibility for routine and normal adjustments within the patio area. Based on this, staff recommends approval of the request, subject to several conditions and modifications:

- The applicant shall revise the site plan to limit the number of seats to no more than 65.
- The single table with two chairs between the sidewalk and street curb shall be removed from the site plan.
- The grouping of four tables with two chairs each between the sidewalk and street curb be reduced to a maximum of three tables with two chairs each.
- Should the license agreement for the use of the public right-of-way be terminated, then the site plan is automatically reduced to encompass only the area on private property. Should the license agreement for the use of the public right-of-way be adjusted to reduce the area available for private use, then the site plan is automatically adjusted to encompass the new licensed area. In either scenario, the patio furnishings shall be reduced accordingly as approved by the Town's Zoning Administrator.

Proposed Patio Site Plan for Astoria Caffe & Wine Bar

Table of Contents	
Scale	Architect 3/8"
Property Line*	-----
Proposed Patio Line	-----
ADA Path Line	-----
Current Patio Size	690 ft ² ±
Size of Proposed Patio	284 ft ² ±
Table Type 1 (T1)	square 2.5ft x 2.5ft
Table Type 2 (T2)	circle diameter 2ft
Table Type 3 (T3)	circle diameter 1ft 8in
Table Type 4 (T4)	rectangle 1.5ft x 2.5ft
Chair Type 1 (C1)	2ft x 2ft
Chair Type 2 (C2)	circle diameter 1ft 8in
Chair Type 3 (C3)	circle diameter 1ft 4in
*All property line statistics are taken from the attached survey as provided by the landlord, Post Properties.	



Property Line
 Proposed Patio/Buffer Line
 ADA Line
 ADA Line

Property Line
 Buffer Line
 Proposed Patio
 ADA Line
 ADA Line

Plant Bed

Quorum Dr

Plant Bed

Plant Bed

Buffer Line

15701 Quorum Drive
 Addison TX 75001

Buffer Line

Morris Ave

Planning & Zoning Commission Regular Meeting

Meeting Date: 06/21/2016

Agenda Caption:

PUBLIC HEARING Case 1737-Z/14345 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning of approximately 18.2 acres of land located at 14345 Dallas Parkway, from I-1, Industrial-1, to a Planned Development District allowing for office and other commercial uses and establishing development standards including a minimum building height, on application from the Town of Addison, represented by Mr. Charles Goff.

Attachments

1737-Z P&Z Packet

Comprehensive Plan Excerpt

1737-Z

PUBLIC HEARING Case 1737-Z/14345 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning of approximately 18.2 acres of land located at 14345 Dallas Parkway, from I-1, Industrial-1, to a Planned Development District allowing for office and other commercial uses and establishing development standards including a minimum building height.

LOCATION MAP





June 17, 2016

STAFF REPORT

RE: Case 1737-Z/14345 Dallas Parkway

LOCATION: 14345 Dallas Parkway

REQUEST: Approval of an ordinance rezoning the property from I-1, Industrial-1, to a PD, Planned Development, for office and other commercial uses.

APPLICANT: Town of Addison, represented by Mr. Charles Goff

DISCUSSION:

Background: Though vacant now, this site was previously the Ewing automotive dealership. The site was zoned Industrial-1 by Ordinance 66, which is the original zoning ordinance for the Town of Addison that was adopted in 1965. The property has been vacant for approximately 20 years. Several years ago, a small portion of the site was subdivided and sold to a separate owner for a retail development that never occurred. The smaller site is about 1.5 acres and the larger tract is 16.25 acres. There is also a portion of a third tract owned by Oncor in Addison with overhead transmission lines that would be part of this rezoning request. The site had poor access until the Town extended Landmark Boulevard down to this property several years ago. The Town intends for Landmark to be extended east to Dallas Parkway in the future as part of a development on this site.

The property is bounded by the Princeton and Wellington office buildings to the north, Dallas Parkway and the Tollway, in Dallas, to the east; the International Plaza office development to the south, in Farmers Branch; and Oncor utilities and rail road corridor to the west, in Farmers Branch. The adjacent office buildings range from 9-12 stories with mostly structured parking.

Recently, there have been a number of developer inquiries about the site regarding low-density office buildings, limited service hotels, and self-storage. The City Council has directed staff to pursue rezoning these properties in order to require high-density office development consistent with other properties in this area along the Tollway corridor.

Comprehensive Plan: The Town's Comprehensive Plan provides guidance generally for properties along the Tollway and calls out these two properties specifically. In the chapter regarding office uses, it states:

[T]he Town should protect its remaining available Tollway corridor tracts. High-density office buildings are very valuable to the Town because they bring high ad valorem values to the tax base and lots of employees, which drive the retail/restaurant/hotel economy. The Tollway corridor is the only location in Addison that can attract high density office buildings. The Town needs to protect the four remaining sites on the Tollway corridor [...]. There is always pressure on the Town to let developers build what they can finance and build at the moment, but the Town has to think long-term and protect its most valuable land assets. (Page 79-80)

The Comprehensive Plan also conducted a Land Use Analysis for every property in Town. This site falls within Sector Two. The assessment summary states:

The future for this site is uncertain, and the Industrial-1 zoning allows a wide variety of uses. The Town should work with the owner on a Planned Development zoning that would allow flexibility, but protect the Town against Industrial uses being located on this prime piece of property in Addison's high-density office corridor. (Page 208-209)

Proposed Planned Development: In order to preserve this site for high-density office development, staff is proposing to rezone the property to a Planned Development. The proposed Planned Development would mirror many of the Commerical-1 district regulations with a few modifications.

Proposed Uses: The new Planned Development would require that the primary use of the property be for office building(s). Additionally, any use allowed within the Commerical-1 zoning district would be allowed as a secondary use. Hotels, restaurants, and the sale of alcoholic beverages for on-premises consumption in conjunction with a restaurant would also be allowed as secondary uses upon the issuance of a Special Use Permit. Secondary uses could not occupy more than 30% of the floor area for buildings within the development.

Development Standards: The following development standards would apply to buildings on the site:

Building Setbacks. The Planned Development would use the Commerical-1 district standard, which requires a 25-foot setback from the street and has no minimum side or rear yard setbacks.

Height. The Planned Development would establish a minimum building height of 8 stories and a maximum building height of 12 stories. This is consistent with the adjacent office developments. Building height is limited because the site falls under the approach surface for Addison Airport.

Parking: Parking would be required in accordance with the Commerical-1 standards. For office, this would require 1 space per 300 square feet. It is very likely that the market would necessitate that an office developer provide parking far in excess of that. Additionally, there would be a shared parking allowance to permit uses to share parking if a parking study can be provided to show that the parking can be shared without negative impact. This would be reviewed by the Town's Zoning Administrator and could result in fewer parking spaces than required by the ordinance. To ensure efficient use of land,

staff is also proposing that a minimum of 80% of the parking be provided in a structured parking garage as opposed to surface lots.

Exterior Appearance: The Planned Development standards would require that all structures be constructed of 80% masonry, which can include brick, stone, glass and split face concrete masonry units. A maximum of three materials will be permitted per building.

Landscaping: The landscaping on the site would need to comply with the Town's landscaping regulations, including the requirements for 20% site landscaping coverage, perimeter screening, and interior plantings.

Screening of Mechanical Equipment and Service Areas: For this Planned Development, mechanical equipment would be required to be roof mounted and screened from view of all public areas. Loading, service, and trash storage areas will also need to be screened from public areas.

RECOMMENDATION: **APPROVAL**

The Comprehensive Plan directs the Town to protect the remaining sites along the Dallas North Tollway for high-density office buildings. The site's current Industrial-1 zoning designation allows for a wide variety of uses that are not appropriate for this corridor. Additionally, the Industrial-1 district allows for very low-density development, far below what has been developed around this site. The proposed Planned Development requirements would ensure that the property gets used for an office development that is in keeping with the highest and best use of the property and the character of the adjacent properties.



TOWN OF ADDISON
COMPREHENSIVE PLAN
2013

LAND USE - OFFICE



The Colonnade, one of Addison's signature office complexes.

A JOBS CENTER

Addison is an employment center for the North Dallas Corridor, and office buildings are its predominant commercial land use. Its central location in the North Dallas Corridor has allowed it to develop as an area where companies and corporations, both small and large, want to be. It borders the western edge of the North Dallas Tollway for a length of 7.07 miles, about half-way between Interstate 635 and the President George Bush Tollway. The convenient location allows the Town to welcome around 100,000 white-collar executives and office employees to Addison every day to support its restaurants and hotels.

A GREAT INVENTORY

Addison is home to 101 Class A and B office buildings totaling 10,255,758 square feet of space, which is more office space than downtown Fort Worth. There is a space in Addison to fit every

tenant, as office buildings range in size from 2,500 square-feet on Broadway to 1,028,444 square feet in the three building Colonnade complex. The Town has been fortunate in that its office space has not been dominated by one industry or one type of tenants, such as telecom or energy tenants. Its tenant base is very diverse, which has allowed occupancy to stay stable and not suffer the highs and lows of an industry goes through a boom and bust.

The Town's tenant base is comprised of 30% professional, scientific, and technical services. Retail trade, Hospitality, Real Estate, and Administrative Support make up most of the other tenants, with each of those industries having about an 11% share of the Town's businesses.

In addition, Addison's office tenant base is dominated by small companies that occupy



The Mary Kay Corporation headquarters, located on the Dallas Parkway.

between 5,000 and 20,000 square feet. The majority of Addison's office buildings are multi-tenant buildings which may house several hundred tenants. However, the Mary Kay building, one of the largest buildings in Town at 545,900, is home to just one tenant—the Mary Kay Corporation. The Town is also home to several other large corporations. Bank of America has a credit card processing facility in the Hallmark Center I and II buildings which employs 3,400 people. Mary Kay Corporation has 1,070 employees, and the National Default Exchange Management Corporation employs 566 people. Several other companies have between 300 and 500 employees.

Realtors and office leasing agents generally rate buildings in three categories or classes. While there is not an agreed-upon standard in the industry for classifying buildings, *Square Feet, a Real Estate Blog*, defines them by the following characteristics:

CLASS A. These buildings represent the highest quality buildings in their market. They are generally the best looking buildings with the best construction, and possess high quality building infrastructure. Class A buildings are

also well-located, have good access, and are professionally managed. As a result, they attract the highest quality tenants and command the highest rents.

CLASS B. This is the next notch down. Class B buildings are generally a little older, but still have good quality management and tenants. Often times, value-added investors target the buildings as investments since they well located Class B buildings can be returned to their Class A glory through renovations such as façade and common area improvements. Class B buildings should generally not be functionally obsolete and should be well maintained.

CLASS C. The lowest classification of office building and space is Class C. These are older buildings (usually more than 20 years old), and are located in less desirable areas and are in need of extensive renovation. Architecturally, these buildings are the least desirable and building infrastructure and technology is out-dated. As a result, Class C buildings have the lowest rental rate, take the longest time to lease, and are often targeted as re-development opportunities.

The Tollway location allowed Addison to attract developers who built Class A buildings at relatively high densities, with the tallest building in Town being Phase III of the Colonnade at 16 stories. Most of Addison's office building inventory was constructed during the 1980s and '90s, which means the buildings are fairly new. The office building inventory is dominated by Class A space, with 61% of the Town's office square footage rated as Class A. Class B space comprises 38% of the inventory, and Class C space comprises 1%. The

central location and abundance of Class A space has allowed Addison to maintain a healthy office occupancy rate of around 80%, even during economic downturns.



The Atrium at the Colonnade.

Addison's office buildings cluster along the major commercial corridors, and thus fall into eleven different "neighborhoods." The neighborhoods are shown in the map attached to the office inventory. The high-density corridor for office uses is the Dallas North Tollway. Addison has 20 high-density buildings along the Tollway, and it has four available sites to accommodate additional buildings. The three neighborhoods that abut the Tollway: North Tollway Corridor (#4), North Quorum (#7) and South Quorum (#8) have the highest number of buildings and the largest buildings, with over 2 million square feet of office space in each neighborhood. These neighborhoods are home to most of Addison's national and international office tenants such as Hilton, General Electric, and Rexel. The rest of the

neighborhoods have smaller buildings and cater more to local tenants.

STAYING COMPETITIVE

Through the boom years of the 1980s and '90s, the Town relied on office brokers and realtors to bring tenants to Addison. However, beginning in the late 1990s, cities around Addison began to make use of the Development Corporation Act, which was passed by the Texas legislature in 1979. It allowed communities to enact 4A/4B corporations that would levy a portion of their sales taxes for economic development purposes. Addison, had joined the Dallas Area Rapid Transit Authority (DART) in 1983, and it was already assessing a portion of its sales tax to mass transit, so it was not eligible to create a 4A/4B corporation. Other cities to the north of Addison, such as Frisco, Allen, and McKinney, were not in DART, so they were eligible to create 4A/4B corporations that raised large amounts of money to lure new businesses and office tenants to their cities. The original intent of the legislation was to allow cities to lure businesses from other states into Texas. However, the non-DART cities began using the funds to lure tenants from Addison, Plano, Dallas, and other DART-member cities. The DART member cities persuaded the Texas Legislature that the Development Corporation Act was not



Two Addison Circle, one of Addison's newest buildings.

fair to all cities, so in 1987, residents of the State of Texas approved an amendment to the State Constitution that gave birth to Chapter 380 of the Local Government Code. This move was led by communities with a population of 500,000+ (such as Dallas and Houston) that were not allowed to participate in the Development Corporation Act. Many smaller communities (like Addison) came on board with the lobbying efforts because Chapter 380 programs gave them an additional tool to support economic development projects, and Chapter 380 programs did not need a local referendum for approval.

Addison made limited use of 380 agreements until 2011 when the City Council determined that Addison should create an Economic Development Fund and hire an Economic Development Director to create standards for incentive eligibility and manage the disbursement of funds. During 2012, the Town approved agreements that brought nine new companies to Addison, generated 960 new jobs, and absorbed approximately 250,000 square feet of office space. In addition, the Economic Development Director worked with the developers of the Village on the Parkway to craft a performance-based incentive that brought two quality anchor tenants, as well as other retailers, to the shopping center.

ADDISON'S OFFICE FUTURE

The City Council and staff recognize that Addison must constantly compete with surrounding cities for office employees because well-paid employees drive the Town's other businesses such as retail and restaurants. A wealth of jobs in the community also drives people to want to live in Addison so they can live close to where they work. Living close to work will become even more attractive in the future as gasoline prices and time spent commuting continue to increase. In addition, Corporate headquarters

and other offices draw hotel customers to the city who want to be close to our businesses to call on them.

Addison has traditionally been home to small traditional office businesses, but recently it has seen the range of office uses expand. USAA opened a Call Center in the Two Addison Circle building in Addison Circle, and the Methodist Medical Pavilion, currently under construction adjacent to the Methodist Hospital at 17101 Dallas Parkway, will be the Town's first medical office building. Pre-leasing for the 80,000 square-foot building has gone very well, and the building expects to open in April of 2013 with full occupancy. The Town hopes that as the hospital and adjacent office building expand their operations, it will encourage other medical office uses to open in the area. The Town has already seen some of that expansion, as some smaller existing lease spaces have been re-leased to medical supply businesses.

Addison's office building land use is important and as much a part of the Town's identity as its restaurants and landscaping. Now that the buildings are built, it is important to maintain the quality and keep them as full as possible. There are many avenues the Town can pursue to keep the buildings full. It can make sure that the quality of the buildings stays high through enforcement of building maintenance and landscaping codes. It can continue to market the Town and offer strategic incentives to bring large office tenants to Addison. It can continue to expand the range of office uses by encouraging newer types of office uses such as call centers and medical offices.

In addition, the Town should protect its remaining available Tollway corridor tracts. High-density office buildings are very valuable to the Town

because they bring high ad valorem values to the tax base and lots of employees, which drive the retail/restaurant/hotel economy. The Tollway corridor is the only location in Addison that can attract high-density office buildings. The Town needs to protect the four remaining sites on the Tollway corridor and resist pressure to let those valuable sites be re-zoned for non-commercial uses such as multi-family. There is always pressure on the Town to let developers build what they can finance and build at the moment, but the Town has to think long-term and protect its most valuable land assets.

GOAL:

Recognize that office buildings are a valuable land use asset for the Town and take steps to keep them competitive through code enforcement and Economic Development efforts.

OBJECTIVES:

- 1. Maintain the quality of buildings through code enforcement efforts aimed at keeping buildings maintained and attractively landscaped.**
- 2. Continue Economic Development efforts to keep Addison competitive with other communities and allow it to compete for large and small tenants.**
- 3. Continue to foster variety among office tenants by encouraging other types of office uses such as call centers and medical offices.**

METHOD FOR EVALUATING THE TOWN



METHODOLOGY FOR EVALUATING THE TOWN

In April of 2012, the Mayor charged the Planning and Zoning Commission with studying, analyzing, revising where appropriate, and reporting/delivering back to the Council an updated and current version of Addison's Comprehensive Land Use Plan. Last published in 1991 and only updated occasionally since then, the Plan as it is now structured is out of date to the point of being not useful for most purposes. It does provide a useful benchmark, however, for the Commission to add historical perspective to its discussions.

The Commission reviewed the 1991 plan, touring the Town, reviewing Comprehensive Plans produced by other municipalities, and journeying to other cities to see, first hand, excellent mixed use development examples. Afterward, the P&Z began structuring its task and deciding upon the method to be used to draw conclusions about how Addison could improve the "Highest and Best" use of its resources.

After much discussion, the Commission developed a methodology which looked at the Town in three ways. It examined other successful communities—communities that thrive through all economic cycles and are consistently places where businesses thrive and people desire to live and shop. It determined that successful communities shared many of the same traits or characteristics. The Commission summarized those traits, and labeled them the **Attributes of Success**. It then determined that those attributes should be measured for all **Categories of Land Use** across the Town's entire **Geography**.

ATTRIBUTES OF SUCCESS - A set of attributes agreed upon and prioritized by the Commission

as a whole. The attributes identify and define the factors the Commission measured when evaluating a land use within the Town. The Commission believes that every use, regardless of its age, location, or place in the Town's hierarchy of land uses, should have the following traits in order to be a successful and productive use of land:

COMPETITIVE—The Town's businesses, neighborhoods, and facilities are viable in the marketplace. They compete effectively against similar land uses in other metroplex cities. Addison is known as a Town that "does things right," and it enjoys a good image in the metroplex for being efficiently-managed, fiscally-responsible, and visionary. The Town's private sector benefits from the Town's marketing, and businesses should manage and market their operations in a way that supports the Town's brand and good reputation.

SAFE—All sites are designed and improved with an eye toward providing a safe environment. Building and fire codes are adhered to during construction and on an on-going basis. Sites are provided with adequate lighting, and landscaping that is designed to maximize visual accessibility by those both within and around the site.

FUNCTIONAL—Land uses are supported by adequate utilities such as water, sewer, and technology infrastructure. Functional facilities, such as parking lots and drives, are attractively landscaped, in good repair and have adequate capacity to move traffic. Street signs

make it easy to get around and allow people to know when they are in the Town, and how they get from one place to another.

VISUALLY APPEALING—Any site, along with all buildings on it, is attractive, well-maintained and clean, with good quality architecture and construction on new structures, and older structures preserved, remodeled or refurbished. All sites are as free as possible of unattractive overhead utility lines, and have landscaping that is appropriate for the location and use. Signage is tasteful, scaled to match the building, and used for identification of a business, not advertising. In addition, aesthetically pleasing signs identify Addison when entering or leaving the Town.

SUPPORTED WITH AMENITIES—Land uses and facilities in Addison enjoy a close proximity to services and amenities such as retail stores, restaurants, recreational amenities, and entertainment. Sporting events and the cultural arts, such as museums and theatre, are available either in Addison or close by.

ENVIRONMENTALLY RESPONSIBLE — New buildings and sites are designed with energy conservation in mind. LEED and other “green” standards are not required by the Town, but developers are encouraged to think carefully about their use of resources both in the construction and on-going operation of buildings. Existing buildings do all they can to conserve water and energy. All sites utilize native and/or drought-tolerant plants in the landscaping, and effective and well-monitored irrigation systems are provided on all sites.

WALKABLE—All land uses and facilities should

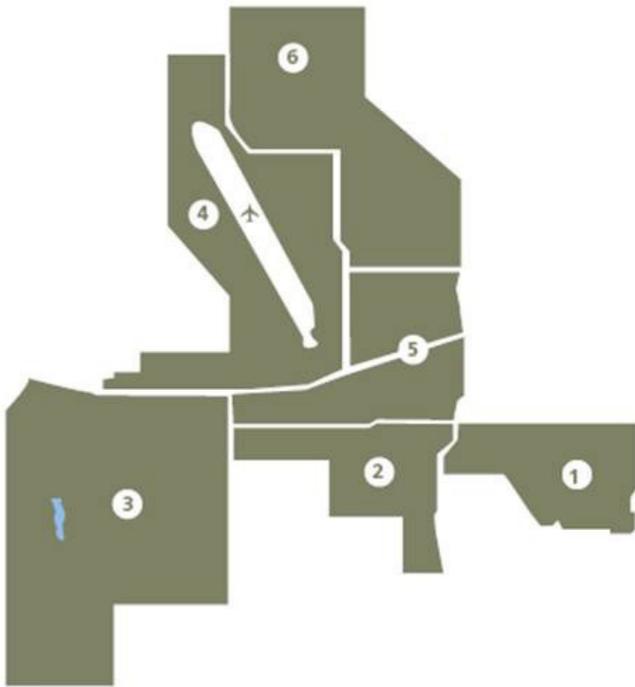
provide users the ability to walk from one use to another, and to navigate neighborhoods on foot or on a bicycle. Residential and Commercial uses provide the ability to walk between businesses. Trails and parks allow citizens to walk or ride a bicycle from one place to another throughout the entire town, and commercial facilities provide the ability for their employees to walk at lunch, and walk or bicycle to and from work.

CATEGORIES OF USE – Each square foot of land in Addison, from the smallest parcel to the airport, is used in a variety of ways—from single-family residential to corporate office. The Town itself is a large landowner, and it uses its land in a variety of ways in order to provide parks and facilities for its citizens. The Land Use Categories used in the Comprehensive Plan are:

- Single-Family Residential
- Multi-Family Residential
- Retail
- Office/Commercial
- Industrial
- Airport
- Mixed Use
- Parks, Trails, and Open Space
- Community Facilities
- Schools and Education
- Arts and Cultural Facilities
- Transportation Network
- Utilities

As land is a finite resource in Addison, it is important to consider and evaluate the Town’s current and projected use of each of its land resources while asking the question “Is this the best...?”

Addison Planning Sectors

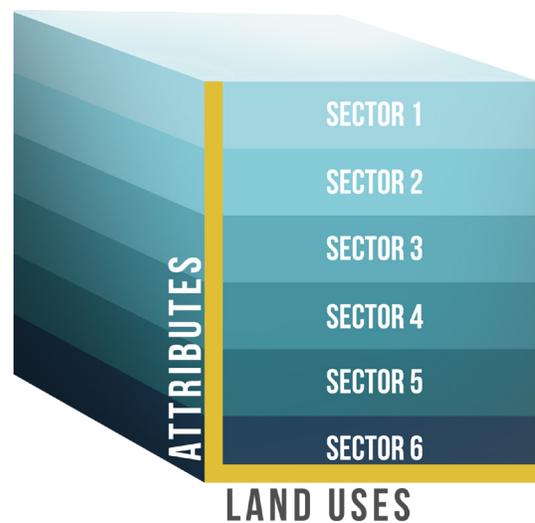


GEOGRAPHY – While Addison is only 4.35 square miles in area, it is a considerable task to evaluate each parcel individually. The current Town budget divides the Town into six geographic sectors. Each Sector has its own unique identity and distinguishing characteristics. The Commission utilized the Sector delineations in order to make the assessment of every parcel in Town a more manageable task. The assessments will be kept manageable by using a simple green, yellow, red color coding. Green will delineate successful parcels, yellow will indicate parcels that are beginning to be less successful, and Red will indicate parcels that are not performing at a level that is positive for that particular tract and an asset to the community.

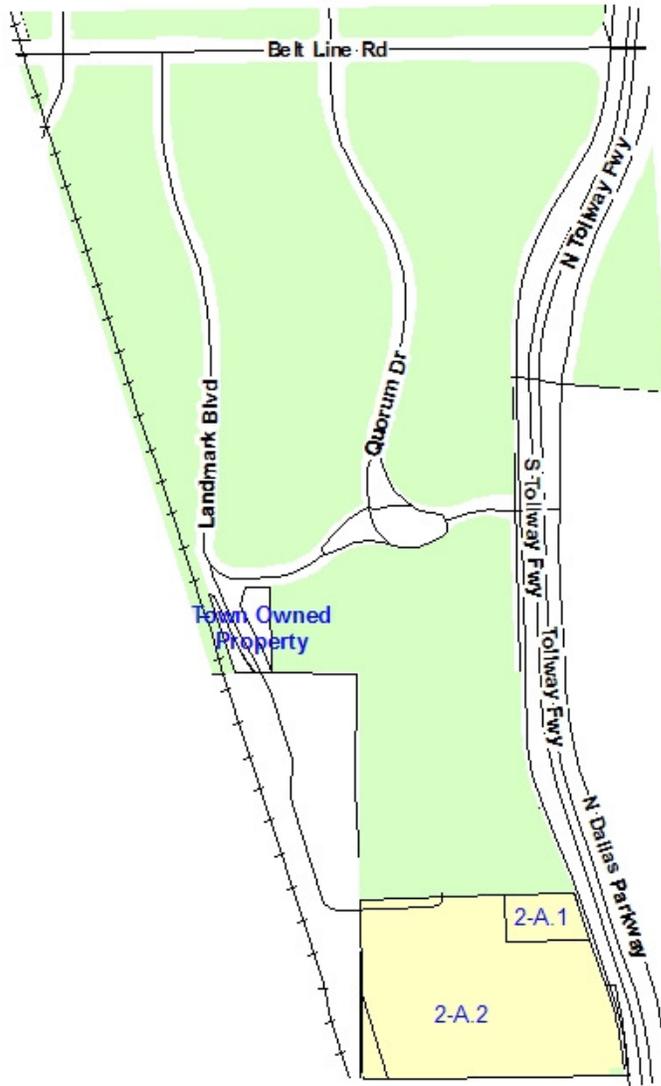
The three categories used for evaluating the Town’s land uses can be illustrated in a 3-dimensional matrix which depicts the interrelationship among the Attributes, the Categories of Land Use, and the

six Sectors of the Town’s geography.

A key role of the Plan is to present a comprehensive town-wide analysis and framework to guide the coordination of many separate incremental development decisions. Once adopted by the Town Council, the Plan becomes an official policy of the Town and many day-to-day actions of the Town’s elected and appointed officials can be guided by the policies of the Comprehensive Plan. It can help guide management decisions made across all departments, and can serve as a basis for the Town’s capital improvements program.



SECTOR 2



Town of Addison Sector 2 East





Acreage, Parcel 2-A.1: 1.49 acres
Zoning, Parcel 2-A.1: Industrial-1
Owner, Parcel 2-A.1: Mody Group, Ltd.

Acreage, Parcel 2-A.2: 16.23 acres
Zoning, Parcel 2-A.1: Industrial-1
Owner, Parcel 2-A.1: Ewing Enterprises Limited PS

Discussion:

This is Addison's largest undeveloped parcel abutting the Tollway. It was formerly the site of the Ewing automobile dealerships, and still carries the Industrial-1 zoning it carried when it held the dealerships. A portion of the tract (Parcel 2-B.1), was sold to the owners of the Modia Home Theater stores, who planned to locate a home theater store on the site. The site was hampered by poor access, but the Landmark Extension gave it access on the west side of the property. The site is located within the noise contours for the Addison Airport.

ATTRIBUTES OF SUCCESS MATRIX

14345 DALLAS PARKWAY

2-A

ATTRIBUTES	COMMENTS	SCORE
Competitive	This is a raw land site that has not been developed, so while it has great potential, it is not competitive with adjacent sites in the South Quorum area.	
Safe	Site does not have development and does not have traffic. It is safe.	
Functional	The site is not functional at present, as it is a raw land site.	
Visually Appealing	The site is not visually appealing at present. It does not have trees or grass, and there are slabs of concrete left on the site from when it served as a car dealership.	
Supported with Amenities	The site is on Addison's southern border, so it is not within walking distance of the business amenities on Belt Line Road or in the south Quorum area. However, those amenities are a short driving distance from this site.	
Environmentally Responsible	The site is environmentally responsible at present. If it were to redevelop, it is likely the future developer would likely add additional trees.	
Walkable	The site is not developed. It fronts directly on the Tollway, and there is no sidewalk. Therefore, it is not walkable.	
Overall Assessment	The future for this site is uncertain, and the Industrial-1 zoning allows a wide variety of uses. The Town should work with the owner on a Planned Development zoning that would allow flexibility, but protect the Town against Industrial uses being located on this prime piece of property in Addison's high-density office corridor.	

Planning & Zoning Commission Regular Meeting

Meeting Date: 06/21/2016

Agenda Caption:

PUBLIC HEARING Case 1739-SUP/Zoli's NY Pizza. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14910 Midway Road, 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 Zoli's NY Pizza, represented by Mr. James Carroll.

Attachments

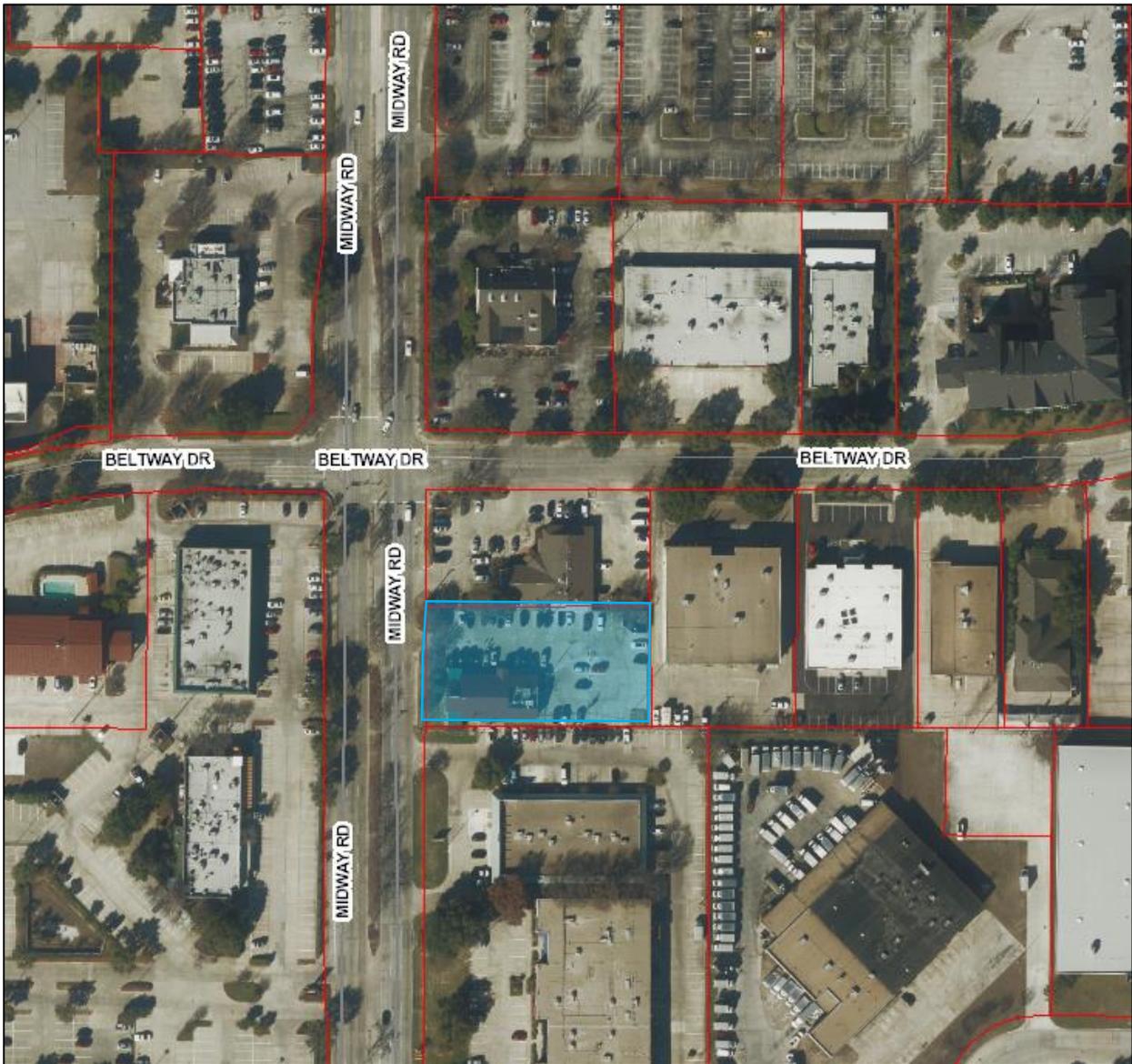
1739-SUP P&Z Packet

1739-SUP Plans

1739-SUP

PUBLIC HEARING Case 1739-SUP/Zoli's NY Pizza. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14910 Midway Road, 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.

LOCATION MAP





June 17, 2016

STAFF REPORT

RE: Case 1739-SUP/Zoli's NY Pizza

LOCATION: 14910 Midway Road

REQUEST: Approval of 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

APPLICANT: Zoli's NY Pizza represented by Mr. James Carroll

DISCUSSION:

Background: This is a 0.665 acre tract of land located on the east side of Midway Road south of Beltway Drive. The site is zoned Local Retail and was originally developed in the 1980s as a restaurant. Most recently, the restaurant was Snuffer's, which has relocated to Belt Line Road, west of Midway. The property is bounded by Blue Goose to the north; an office use to the east, a retail center in Farmers Branch to the south, and Midway Road to the west.

Zoli's NY Pizza is a popular Italian concept that was in Oak Cliff until their location was closed earlier this year due to redevelopment project that incorporated their property.

Proposed Plan: The plan calls for a complete interior and exterior renovation of the existing building. The building's existing patios would be incorporated into the building and a smaller patio would be added along the southern side of the building. The proposed patio is within an Oncor utility easement. The applicant has received informal permission from Oncor to place the patio within the easement, but is still working with Oncor on a formal agreement.

Facades: The applicant is proposing significant changes to the exterior facades. The new facades would be a mixture of brick, stone, and stucco with a clay tile and metal seam roof. All facades are at or exceed the 80% masonry requirement for the Local Retail district.

Parking: The total area of the restaurant is 4,466 square feet including the patio. The Local Retail district requires that stand alone restaurants be parked at 1 space per 70 square feet. This will require 64 spaces. The site plan shows that 64 spaces are being provided. Two handicapped spaces in front of the building do not comply with the Town's requirements. This will require that each be a minimum of 8.5 feet wide and will cause the parking to shift by one foot.

Landscaping: Since this property was developed in the 1980s, it is far below the current landscaping requirements. Staff has worked with the applicant to maximize the amount of landscaping provided on site without impacting other requirements such as parking. Accordingly, the site is currently just over 12.8% coverage. The proposed plan increases that slightly to 13.3%. Several existing trees along the Midway frontage are being replaced with shade trees in order to comply with the street frontage requirements. Due to the existing parking lot layout and curb line, the perimeter screening requirements cannot be met, but the applicant is proposing Mexican Feather Grass around the perimeter of the parking lot. Staff believes that the proposed landscaping gets the property as close as possible to current requirements without a total redevelopment of the site.

Refuse Facilities: The dumpster enclosure on the site will be upgraded to brick to be architecturally compatible with the building.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Zoli's NY Pizza is a unique concept with a large following that will be a beneficial addition to the Addison restaurant community. The proposed plan will give the interior and exterior of the building much needed upgrades to make the site safe, attractive, and competitive again. Staff recommends approval subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The site plan be amended so that the two spaces labeled as 8 feet wide be adjusted to 8.5 feet wide.
- Prior to the issuance of a building permit, the applicant shall provide the Town a copy of the formal agreement with Oncor for the placement of the patio within the Oncor utility easement.

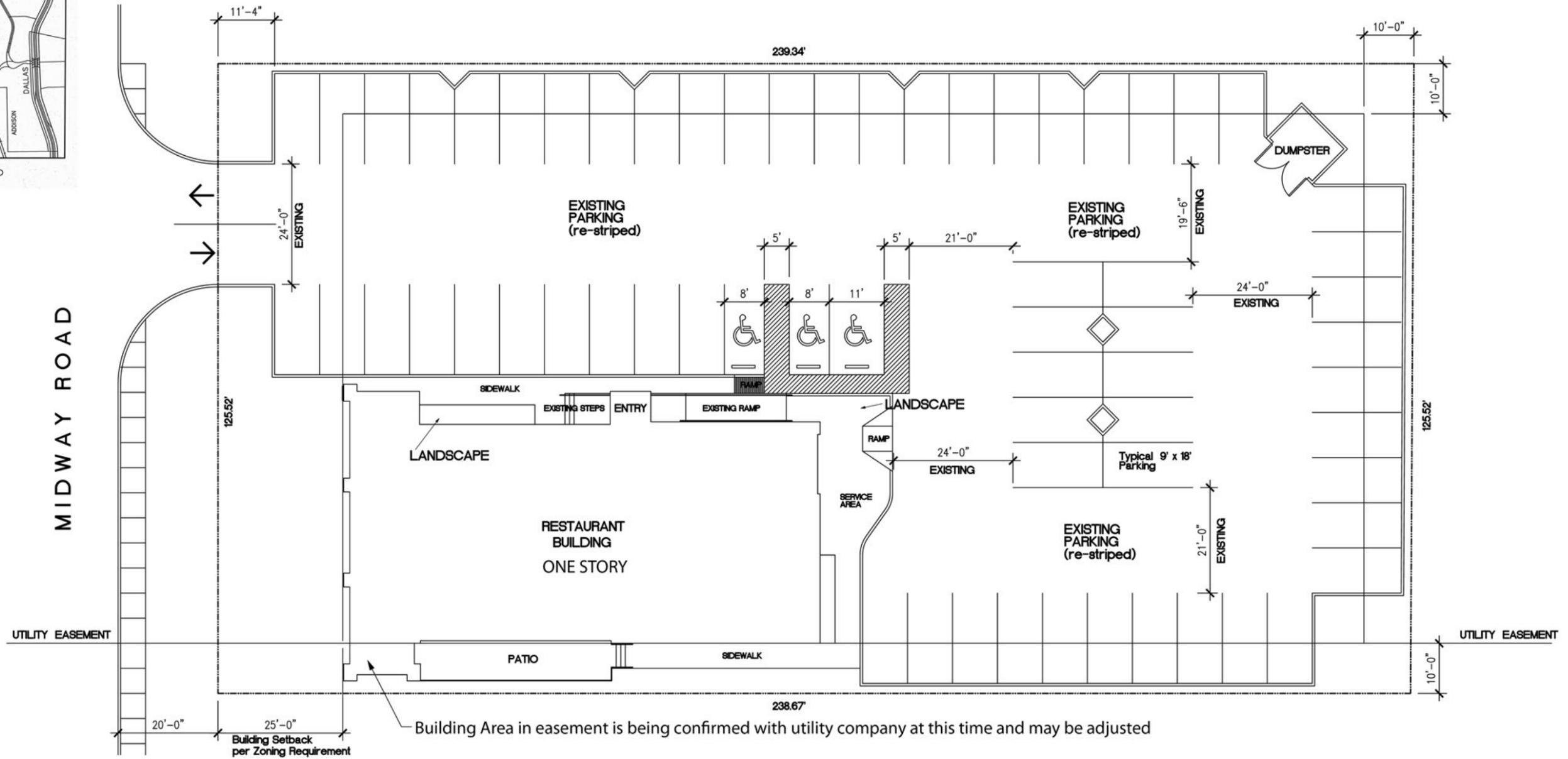
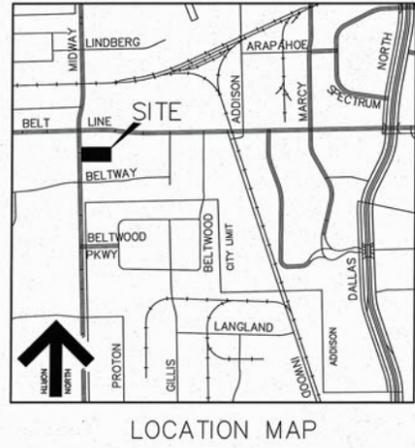
Land Use Analysis

Attributes of Success Matrix

Zoli's NY Pizza, 14910 Midway Road

1739-SUP

Attribute	Comment	Score
Competitive	The proposed user and the upgrades to the building and site will make it competitive.	
Safe	This development will be safe.	
Functional	The floor plan is a good design with a large kitchen. The floor plan appears functional.	
Visually Appealing	The façade and landscaping upgrades will make the site visually appealing.	
Supported with Amenities	The site is a good location for restaurants, retail, and other support services.	
Environmentally Responsible	The landscaping is lacking but includes some drought tolerant plantings.	
Walkable	The site is not connected to walkable destinations. There is a sidewalk adjacent to this property that is narrow and immediately back of curb, but there are no sidewalks on properties to the north and south.	
Overall Assessment	The proposed restaurant will be a quality addition to the Town and will provide much needed upgrades to the property and building.	



SITE PLAN



SCALE: 3/32" = 1'

SITE AREA: .689 ACRE
 PARKING: 61 STANDARD + 3 HC = 64 SPACES (EXISTING SURFACE RE-STRIPED AND HC MOVED TO ENTRY)
 SQUARE FOOTAGE: 4,466 SQ. FT. PARKING REQUIREMENT: 1 SPACE PER 70 SQ. FT. TOTAL REQUIRED: 64 SPACES

Note: Reference sheet 1 for existing site survey, zoning, parking, lighting, drainage, and utility information.



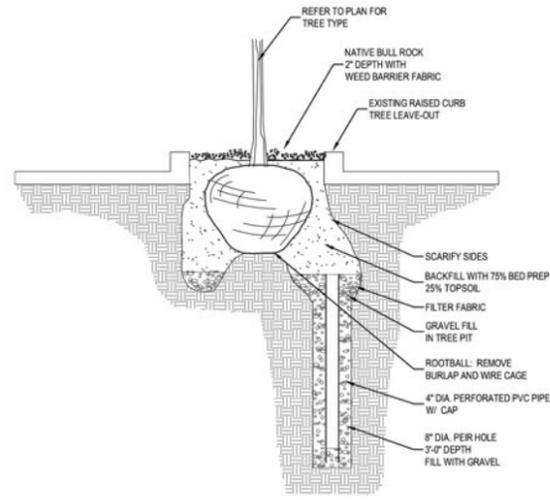
CONCEPT PLAN_NEW

13642 OMEGA RD DALLAS TEXAS 75244 PHONE: 972-387-1000

PROPERTY OWNER: CARROLL FAMILY INVESTMENTS, LTD.
 2340 WEST I-20, SUITE 100
 ARLINGTON TEXAS 76017
 PHONE: 817-467-0505

RESTAURANT REMODEL: **Zoli's NY Pizza**
 14910 Midway Rd. Addison Texas
 Recorded Plat: "Vickery Feed Store Addition"
 vol. 85238 pg 2844 DRDCT
 Lot size: 0.689 acres
 Date: 05/19/16 Town project: # 1739-SUP
 06/15/16-FINAL

sheet: 2 of 6



01 TREE PLANTING DETAIL, IN EXISTING PARKING LOT NOT TO SCALE

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

EXISTING TREE PRUNING NOTES

1. Contractor shall provide a Class "B" pruning on all existing trees.
2. This shall include at a minimum: removal of dead, dying, diseased weak branches, along main trunk structure and within branching area.
3. Contractor shall include deep root feeding and invigoration of existing trees. This shall be organic based nutrients based for root growth and leaf growth stimulation.
4. Contractor shall be required to chip all removed branches, leaves, etc.

IRRIGATION REPAIR SPECIFICATIONS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

PLANT LIST

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	4	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15" N.L., 5' spread min.
	3	CM	Crape Myrtle 'Dallas Red'	Lagerstroemia indica 'Dallas Red'	3" cal.	container grown, 10' ht. min. 3-5 cane, no cross caning
	3	PC	Pond Cypress	Taxodium ascendens	2" cal.	container grown, 12' ht. min.
	2	TY	Tree Yaupon Holly	Ilex vomitoria	8" ht.	2" cal. min., B&B, 3-5 cane, no cross caning

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	38	DA	Dwarf Abelia 'Edward Goucher'	Abelia sp. 'Edward Goucher'	5 gal.	container, full plant specimen
	15	DTS	Dwarf Texas Sage 'Compact'	Leucophyllum sp. 'compactum'	5 gal.	container, full plant specimen
	22	IH	Indian Hawthorne 'Clara'	Raphiolepis indica 'Clara'	5 gal.	container, full plant specimen
	11	KNR	Double Knockout Rose 'Yellow'	Rosa sp. 'Double Knockout Yellow'	5 gal.	container, full plant specimen
	95	MFG	Mexican Feather Grass	Nassella tenuissima	5 gal.	container, full plant specimen
	36	MIS	Miscanthus	Miscanthus sinensis 'Gracilimus'	5 gal.	container, full plant specimen
	69	NRS	Nellie R. Stevens Holly	Ilex sp. 'Nellie R. Stevens'	10 gal.	container, full plant specimen
	14	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	36" ht.	container, full plant specimen, 36" o.c.
	51	GM	Gulf Muhly	Muhlenbergia filipes	5 gal.	container, full top of container

GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	300	EI	English Ivy	Hedera helix	4" pots	container, (3) 12" runners min.
	370	LR	Liriope 'Big Blue'	Liriope muscari 'Big Blue'	4" pots	container, full plant, 12" o.c.
	24	LG	Giant Liriope	Liriope gigantea	3 gal.	container, full plant
	1269	WC	Common Bermuda Grass	Cynodon dactylon	4" pots	container, (3) 12" runners min. 12" o.c. solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



CURRENT LANDSCAPE AREA:	3,863 S.F.
PROPOSED LANDSCAPE AREA:	4,067 S.F.
CURRENT TREES ON-SITE:	7
ADDITIONAL PROPOSED TREES:	10
CURRENT SHRUBS ON-SITE:	0
PROPOSED SHRUBS:	230
CURRENT GROUNDCOVER ON-SITE:	0
PROPOSED GROUNDCOVER:	1963

LANDSCAPE TABULATIONS

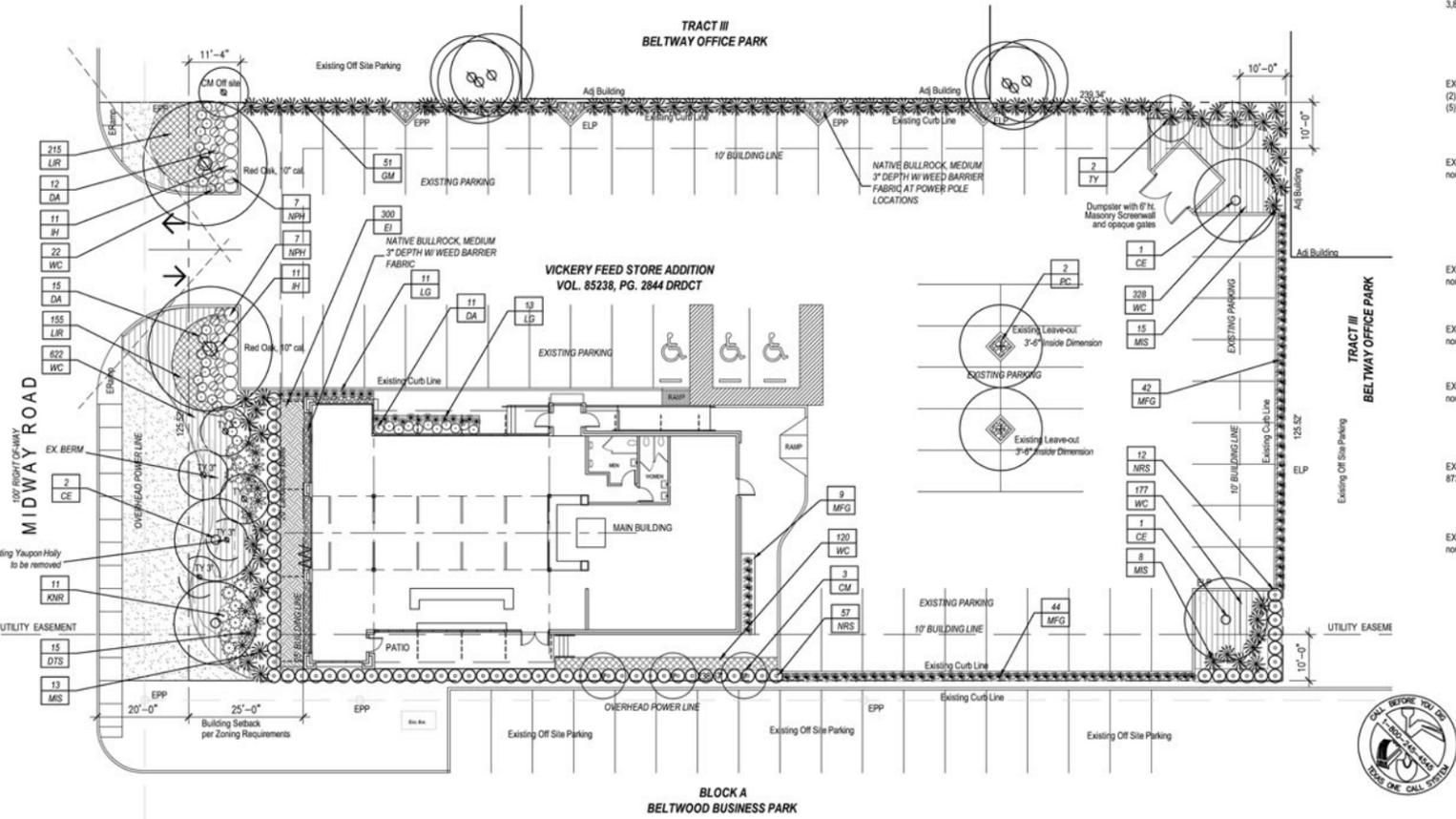
SITE REQUIREMENTS	
Requirements: 20% of gross site to be landscape	
Total Site: 30,102 s.f. (.689 acres)	
Required: 6,020 s.f. (20%)	Provided: 4,015 s.f. (13.3%)
STREET FRONTAGE	
Requirements: 20' buffer along street frontage	
(1) tree 4" cal. per 30 l.f., (8) shrubs per 20 l.f.	
Midway Road: 125.52 l.f.	
Required: (2) trees, 4" cal. / (2) new trees, 4" cal.	Provided: (2) ex. trees, 10" cal. / (2) new trees, 4" cal.
(5) trees, 2" / (40) shrubs, 5 gal.	(120) shrubs, 5 gal.
PARKING LOT SCREEN	
Requirements: 20' N.L., 3" o.c.	
Provided: 36" N.L., 3" o.c. linear row	
PARKING LOT PERIMETER LANDSCAPE	
Requirements: 5' wide buffer, (1) 4" cal. tree per 35 l.f. and (1) shrub per 3 l.f.	
East Property Line: 80 l.f.	
Required: (3) trees, 4" cal. / (27) shrubs, 5 gal.	Provided: (1) tree, 2" cal. / (42) shrubs, 5 gal.
North Property Line: 198 l.f.	
Required: (6) trees, 4" cal. / (51) shrubs, 5 gal.	Provided: (2) trees, 2" cal. / (51) shrubs, 5 gal. (48) shown elsewhere on-site
South Property Line: 90 l.f.	
Required: (3) trees, 4" cal. / (30) shrubs, 5 gal.	Provided: (3) trees, 3" cal. / (44) shrubs, 5 gal.
PARKING LOT - INTERIOR LANDSCAPE	
Requirement: 8% of the parking area must be landscape	
Parking lot: 20,031 s.f.	
Required: 1,602 s.f. (8%)	Provided: 873 s.f. (4.3%)
PARKING LOT	
Requirement: (1) tree per 10 regular spaces	
Total Parking: 63 spaces	
Required: (8) trees	Provided: (2) trees, 2" cal. / (2) tree, 4" cal.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, rocks, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide 1" one inch of imported topsoil on all areas to receive lawn.

DEMOLITION NOTES

1. Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.
2. Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.
3. Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.
4. Erect necessary barricades, storing and protective measures as required.
5. Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.
6. Remove pavements, and structures to the depths of their sub-structures.
7. Leave construction area clean and ready to use by other trades.
8. Remove pavement sub-base to the depth of the base materials.
9. Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.
10. Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be repaired at the Contractor's expense.
11. Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away at refuse.



01 LANDSCAPE PLAN SCALE: 1" = 16'-0"

TOWN PROJECT #: 1739-SUP

smr
landscape architects, inc.
1706 N. Griffin Street Dallas, Texas 75202
Tel: 214.871.0803 Fax: 214.871.0545
Email: smr@smr-la.com

RESTAURANT REMODEL
ZOLI'S NY PIZZA - 14910 Midway Road
TOWN OF ADDISON, TEXAS



- Issue For:
- Design Development
 - Progress
 - Bidding
 - Permit
 - Construction

Original Issue Date: 20 MAY 2015

City Comments / 6.15.16

LANDSCAPE PLAN

Drawn By: BOA
Checked By: BOA
Current Date: 20 MAY 2015
Drawing #: L1.1

HODGES Architecture
13642 OMEGA RD DALLAS TEXAS 75244 PHONE: 972-387-1000

CONCEPT LANDSCAPE PLAN 1.1

PROPERTY OWNER: CARROLL FAMILY INVESTMENTS. LTD.
2340 WEST I-20, SUITE 100
ARLINGTON TEXAS 76017
PHONE: 817-467-0505

sheet: 3 of 6

RESTAURANT REMODEL: Zoli's NY Pizza
14910 Midway Rd. Addison Texas
Recorded Plat: "Vickery Feed Store Addition" vol. 85238 pg 2844 DRDCT
Lot size: 0.689 acres
Date: 05/19/16 Town project: # 1739-SUP
06/13/16 final

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition by American National Standards Institute, Inc. (200.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. All the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and shall be replaced in accordance with the Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
 - A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCL or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
 - B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length, paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mitrif 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

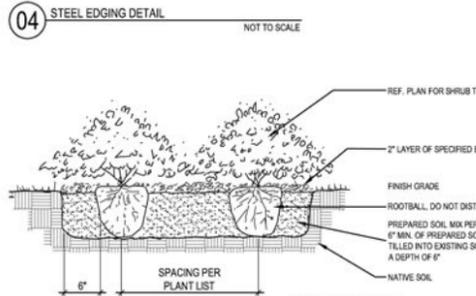
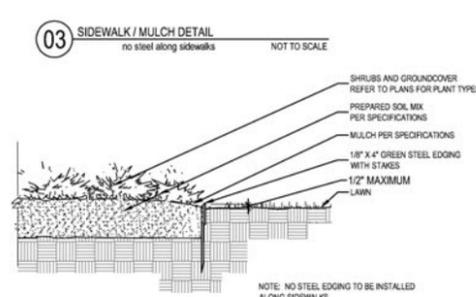
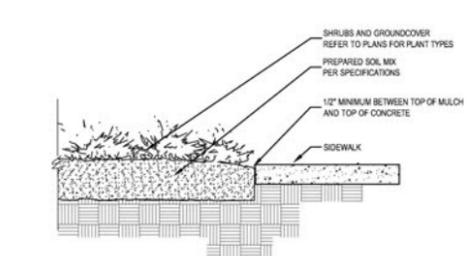
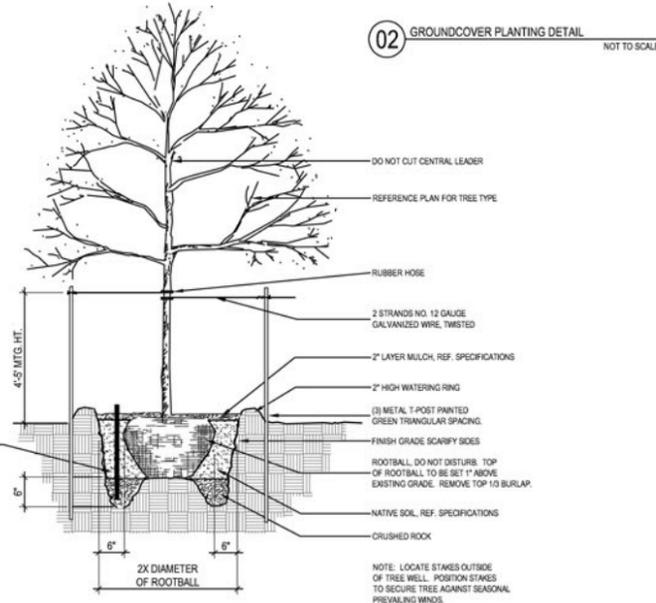
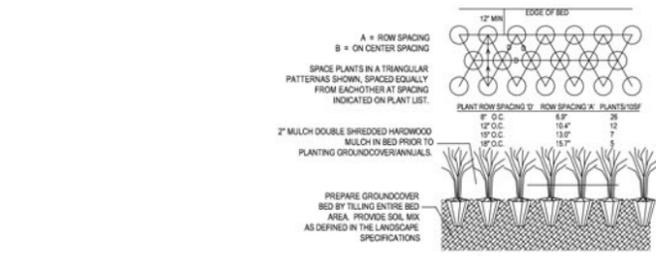
3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic, string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after pruning operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 3/4" maximum height above grade.
 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 2. Do not install steel edging along sidewalks.
 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.



smr
landscape architects, inc.
1708 N. Griffin Street Dallas, Texas 75202
Tel - 214.871.0083 Fax - 214.871.0545
Email - smr@smr-la.com

RESTAURANT REMODEL
ZOLI'S NY PIZZA: 14910 Midway Road
TOWN OF ADDISON, TEXAS



- Issue For:
- Design Development
 - Progress
 - Bidding
 - Permit
 - Construction
 -

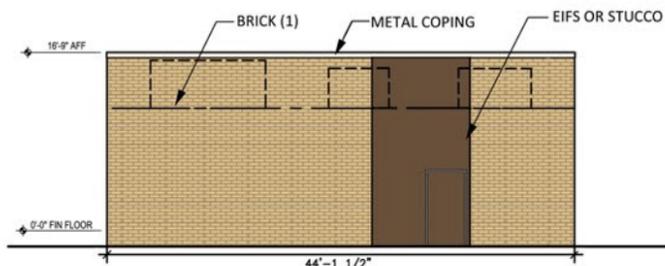
Original Issue Date:
20 MAY 2015

-
-
-
-
-

Sheet Description:
LANDSCAPE SPECIFICATIONS DETAILS

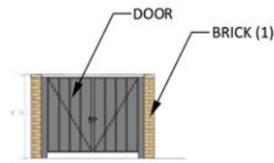
Drawn By: BDA
Checked By: BDA
Current Date: 20 MAY 2015

Drawing #
L1.2

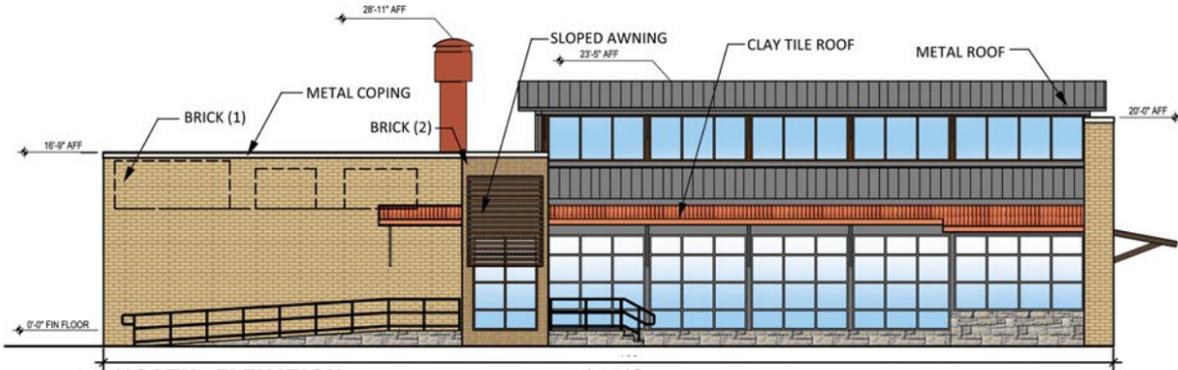


01 EAST ELEVATION

Masonry:	80%
EIFS or Stucco:	18%
Storefront and Glazing:	0%
Coping and Trim:	2%
Metal roofing:	0%
Clay tile roofing:	0%
Total surface area:	100%



05 DUMPSTER ENCLOSURE



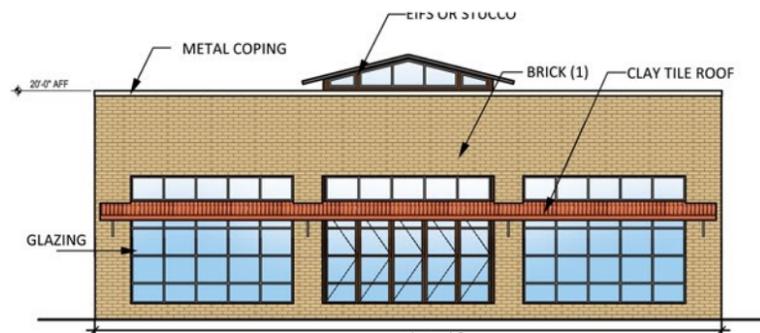
02 NORTH ELEVATION

Masonry:	51%
EIFS or Stucco:	0%
Storefront and Glazing:	45%
Coping and Trim:	4%
Metal roofing:	0%
Clay tile roofing:	0%
Total surface area:	100%



03 SOUTH ELEVATION

Masonry:	56%
EIFS or Stucco:	0%
Storefront and Glazing:	37%
Coping and Trim:	7%
Metal roofing:	0%
Clay tile roofing:	0%
Total surface area:	100%



04 WEST ELEVATION

Masonry:	55%
EIFS or Stucco:	1%
Storefront and Glazing:	42%
Coping and Trim:	2%
Metal roofing:	0%
Clay tile roofing:	0%
Total surface area:	100%

FACADE PLAN NOTES:

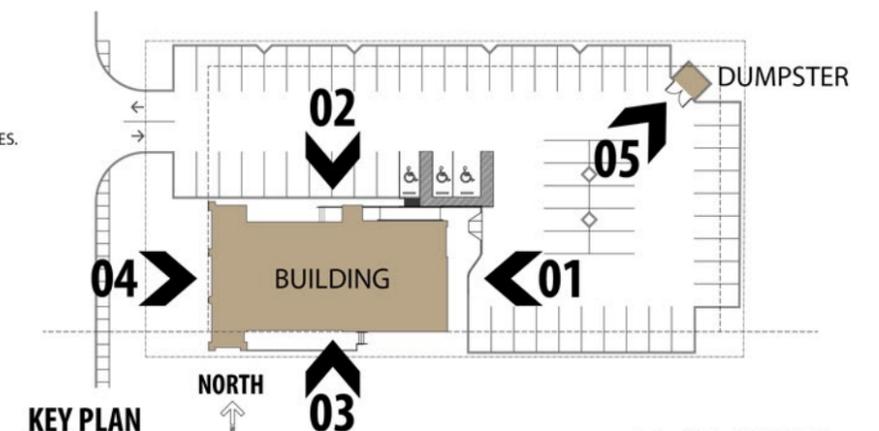
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
- ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL



NORTHEAST PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



KEY PLAN

RESTAURANT REMODEL: Zoli's NY Pizza

14910 Midway Rd, Addison Texas
 Recorded Plat: "Vickery Feed Store Addition"
 vol. 85238 pg 2844 DRDCT
 Lot size: 0.689 acres
 Date: 05/19/16 Town project: # 1739-SUP
 06/15/16-FINAL

sheet: 5 of 6

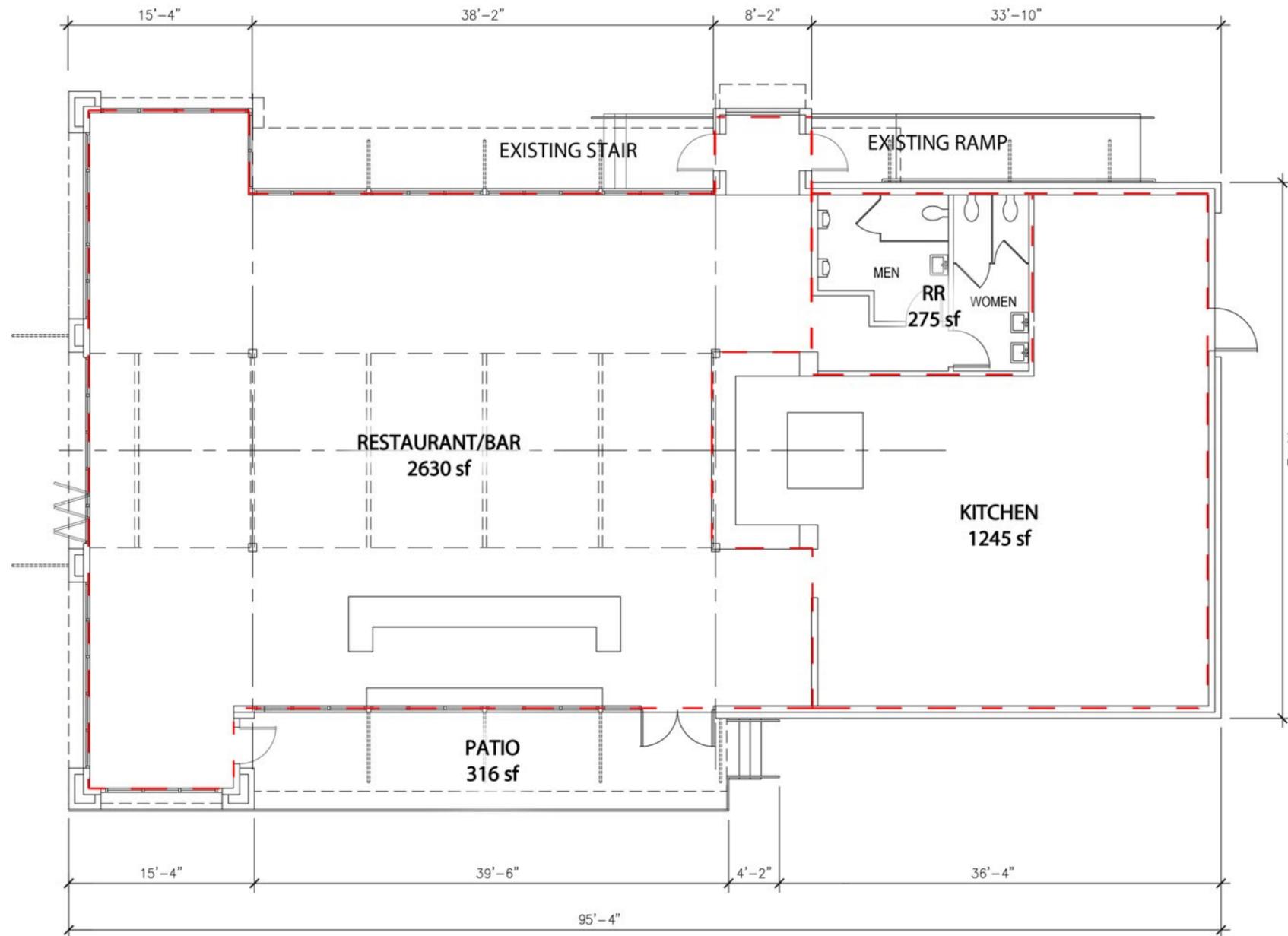


FACADE PLAN AND BUILDING ELEVATIONS

13642 OMEGA RD DALLAS TEXAS 75244 PHONE: 972-387-1000

PROPERTY OWNER: CARROLL FAMILY INVESTMENTS, LTD.
 2340 WEST I-20, SUITE 100
 ARLINGTON TEXAS 76017
 PHONE: 817-467-0505

SCALE: 1/8" = 1'



SCALE: 3/16" = 1'

RESTAURANT/BAR	
BUILDING	4150 sf
PATIO (unenclosed)	316 sf
TOTAL	4466 sf

NOTE: PROPOSED ENCLOSED BUILDING RENOVATION IS WITHIN EXISTING RESTAURANT AND PATIO BOUNDARY
ADDITIONAL UNENCLOSED PATIO AREA INDICATED



BUILDING FLOOR PLAN

13642 OMEGA RD DALLAS TEXAS 75244 PHONE: 972-387-1000

PROPERTY OWNER: CARROLL FAMILY INVESTMENTS, LTD.
2340 WEST I-20, SUITE 100
ARLINGTON TEXAS 76017
PHONE: 817-467-0505

RESTAURANT REMODEL: **Zoli's NY Pizza**

14910 Midway Rd, Addison Texas
Recorded Plat: "Vickery Feed Store Addition"
vol. 85238 pg 2844 DRDCT
Lot size: 0.689 acres
Date: 05/19/16 Town project: # 1739-SUP
06/15/16-Final

sheet: 6 of 6