



## PLANNING AND ZONING COMMISSION AGENDA

**Planning and Zoning Commission Meeting**

**Tuesday, July 19, 2016**

**6:00 p.m.**

**Council Chambers, Addison Town Hall**

**5300 Belt Line Road, Addison, Texas**

### Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the June 21, 2016 Meeting.
2. **PUBLIC HEARING** Case 1740-SUP/Starbucks. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15099 Midway Road, which property is currently zoned LR, Local Retail, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a patio, represented by Julie Martin of CM Architects.
3. **PUBLIC HEARING** Case 1743-SUP/Pho Bowl. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 114, 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, represented by Salina Pham.

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

Adjourn Meeting

Posted:

Laura Bell, 07/15/2016, 5:00 pm

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

## **Planning & Zoning Commission**

**Meeting Date:** 07/19/2016

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### **Agenda Caption:**

Discuss and take action regarding approval of the minutes of the June 21, 2016 Meeting.

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### **Attachments**

06-21-16 Minutes

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

June 21, 2016

6:00 P.M. – Council Chambers

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

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

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

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

Commissioner Robinson moved to approve the minutes of the May 17, 2016 meeting with no corrections. Commissioner Schaeffer seconded the motion.

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

Voting Nay: none

Absent: Morgan

Motion passed.

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.

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

Commissioner Smith moved to approve the replat of Addison Jet Center Addition Lots 1-4, Block 1 with no conditions. Commissioner Ennis seconded the motion.

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

Voting Nay: none

Absent: Morgan

Motion passed.

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.

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

Commissioner Griggs moved to approve the preliminary plat for Sunbelt Business Park Addition Tract 15R, Block B with no conditions. Commissioner Ennis seconded the motion.

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

Motion passed.

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.

Commissioner Griggs recused herself during consideration of this item due to a conflict of interest. The appropriate form was filed with the City Secretary's Office.

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

Elena Arsova and Teodora Arsova, the applicants, 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: Dianne Slotnick, Post Properties, 4401 Northside Pkwy, Atlanta, GA  
On: none  
Against: none

Chairman Robbins closed the public hearing.

Commissioner Ennis moved to recommend approval of 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, subject to the following condition:

- 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.

Commissioner Schaeffer seconded the motion.

Voting Aye: Ennis, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Abstained: Griggs

Absent: Morgan

Motion passed.

- 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.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report 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: Mary Hutchison, Ewing Enterprises LP, Ewing 8, JV, Gail O. Ewing 1996 Trust, 6455 Dallas Parkway, Plano, TX

Chairman Robbins closed the public hearing.

Commissioner Ennis moved to recommend approval of 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, subject to no conditions.

Commissioner Griggs seconded the motion.

Voting Aye: Ennis, Griggs, Robbins, Robinson

Voting Nay: Schaeffer, Smith

Absent: Morgan

Motion passed.

- 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.

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

James Carroll, the applicant, spoke on the item and answered questions from the Commission.

**SPEAKERS AT THE PUBLIC HEARING:**

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Griggs recommended approval of an ordinance changing the zoning on property located at 14910 Midway Road by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions relating to alcoholic beverages in exterior signage.
- The site plan shall 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.

Commissioner Robinson seconded the motion.

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

Voting Nay: none

Absent: Morgan

Motion passed.

Meeting Adjourned



## Planning & Zoning Commission

Meeting Date: 07/19/2016

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### Agenda Caption:

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

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### Attachments

1740-SUP P&Z Packet

1740-SUP Plans

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# 1740-SUP

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

## LOCATION MAP





July 15, 2016

## STAFF REPORT

RE: Case 1740-SUP/Starbucks

LOCATION: 15099 Midway Road

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: Starbucks represented by Julie Martin of CM Architects.

## DISCUSSION:

Background: This property is zoned Local Retail. The site was developed as a gas station in the late 1970s. After sitting vacant for several years, an SUP was approved for the gas station to be redeveloped into a Starbucks with drive-through service in 2005.

Proposed Plan: Although a patio was never formally approved, the site has had outdoor seating for several years. This issue was recently raised when the applicant submitted remodel permits showing the existing exterior patio. Staff could not approve the plans showing the patio, as this was not contemplated in the existing SUP. The applicant is proposing to revise their site plan to incorporate a patio area of 127 square feet with seating for 10. This represents a slight reduction from the patio area and amount of seating existing currently. This was necessary in order to meet parking requirements.

Parking: The interior of the Starbucks is 1,744 square feet. The proposed patio is 127 square feet. This results in a total of 1,871 square feet. Restaurants in the Local Retail district are required to have parking at a ratio of 1 space per 70 square feet. This results in 27 parking spaces being required which is equal to the number of spaces provided on the site.

## RECOMMENDATION: **APPROVAL**

Staff recommends approval of the request subject to no conditions.

## Land Use Analysis

### Attributes of Success Matrix

Starbucks, 15099 Midway Road

1740-SUP

| Attribute                   | Comment                                                                                                                            | Score |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------|
| Competitive                 | This is a prominent corner and Starbucks is very successful.                                                                       |       |
| Safe                        | This development is safe.                                                                                                          |       |
| Functional                  | The size of the site causes queuing issues with the drive-through that can back up traffic on Midway during the morning rush hour. |       |
| Visually Appealing          | This development is visually appealing.                                                                                            |       |
| Supported with Amenities    | The site is a good location for restaurants, retail, and other support services.                                                   |       |
| Environmentally Responsible | The site is well landscaped and Starbucks focuses on environmental responsibility as a company.                                    |       |
| Walkable                    | The sidewalks adjacent to this property are narrow.                                                                                |       |
| <b>Overall Assessment</b>   | <b>The formal approval of the patio will continue to allow Starbucks to operate as it has for several years.</b>                   |       |



ABBREVIATIONS

|        |                                            |         |                           |
|--------|--------------------------------------------|---------|---------------------------|
| 3PL    | THIRD PARTY LOGISTICS                      | ID      | INSIDE DIAMETER           |
| ABS    | ACRYLONITRILE BUTADIENE STYRENE            | IF      | INSIDE INTERIOR FACE      |
|        |                                            | IG      | INDEPENDENT GROUND        |
| A/C    | AIR CONDITIONING                           | INSUL   | INSULATION                |
| ACC    | ACCESSIBLE                                 | INFO    | INFORMATION               |
| ACT    | ACOUSTICAL CEILING TILE                    | IW      | INDIRECT WASTE            |
| ADJ    | ADJUSTABLE                                 | JC      | JOB CAPTAIN               |
| AFF    | ABOVE FINISHED FLOOR                       | LL      | LANDLORD                  |
| AHJ    | AUTHORITIES HAVING JURISDICTION            | MAX     | MAXIMUM                   |
|        |                                            | MC      | MECHANICAL CONTRACTOR     |
| ALUM   | ALUMINUM                                   | MDF     | MEDIUM DENSITY FIBERBOARD |
| AMP    | AMPERAGE                                   |         | MECHANICAL                |
| APPROX | APPROXIMATE                                | MECH    | MECHANICAL ELECTRICAL     |
| ARCH   | ARCHITECTURAL                              | MEP     | AND PLUMBING              |
| BD     | BOARD                                      |         | MERCHANDISE UNIT          |
| BLDG   | BUILDING                                   | MERCH   | MANUFACTURER              |
| BLKG   | BLOCKING                                   | MFG     | MINIMUM                   |
| BOB    | BOTTOM OF BEAM                             | MIN     | MOULDING                  |
| BOH    | BACK OF HOUSE                              | MLDG    | METAL                     |
| CAB    | CABINET                                    | MTL     | NATURAL                   |
| CD     | CONDENSATE DRAIN                           | NAT     | NOT IN CONTRACT           |
| CKT    | CIRCUIT                                    | NIC     | NIGHT LIGHT               |
| CL     | CENTER LINE                                | NL      | NATIONAL SANITATION       |
| CLG    | CEILING                                    | NSF     | FOUNDATION                |
| CLR    | CLEAR/CLEARANCE                            |         | NOT TO SCALE              |
| CM     | CONSTRUCTION MANAGER                       | NTS     | OVERALL                   |
| CMNT   | CEMENT                                     | OA      | ON CENTER                 |
| CMU    | CONCRETE MASONRY UNIT                      | OC      | OUTSIDE FACE              |
| CNTRS  | CENTERS                                    | OD      | OWNER FURNISHED ITEM      |
|        | COMPANY                                    | OF      | OWNER FURNISHED           |
| CTR    | CENTER                                     | OFI     | /CONTRACTOR INSTALLED     |
| COL    | COLUMN                                     | OF/CI   | OWNER FURNISHED           |
| COMP   | COMPARTMENT                                |         | OWNER INSTALLED           |
| CONC   | CONCRETE                                   | OF/OI   | OPENING                   |
| CONT   | CONTINUOUS                                 |         | PLUMBING CONTRACTOR       |
| CONST  | CONSTRUCTION                               | OPNG    | PRODUCTION DESIGNER       |
| CT     | CERAMIC TILE                               | PD      | PERPENDICULAR             |
| CW     | COLD WATER                                 | PERP    | PLASTIC LAMINATE          |
| CWF    | COLD WATER FILTERED                        | PLCM    | PLACES                    |
| CWN    | COLD WATER NANO FILTERED                   | PLCS    | PLACE                     |
| CWS    | COLD WATER SOFTENED                        | PL      | PLEXIGLASS                |
| CX-FMR | CURRENT TRANSFORMER                        | PLEX    | PLYWOOD                   |
| CX     | COMMISSIONING                              | PLYWD   | PROJECT MANAGER           |
| CXA    | COMMISSIONING AGENT                        | PM      | POINT OF CONNECTION       |
| DEG    | DEGREES                                    | POC     | POINT OF SALE             |
| DIA    | DIAMETER                                   | POS     | PAINT                     |
| DIM    | DIMENSION                                  | PT      | QUARRY TILE               |
| DISP   | DISPENSER                                  | QT      | RADIUS                    |
| DM     | DESIGN MANAGER                             | R       | RENOVATIONS               |
| DN     | DOWN                                       | RCM     | CONSTRUCTION              |
| DT     | DRIVE THRU                                 |         | MANAGER                   |
| DTL    | DETAIL                                     |         | RECEPTACLE                |
| DW     | DISHWASHER                                 |         | REFERENCE                 |
| DWG(S) | DRAWING(S)                                 | RECEPT  | REFRIG                    |
| EA     | EACH                                       | REF     | REQ(D)                    |
| EC     | ELECTRICAL CONTRACTOR                      | REFRIG  | REV                       |
| ELEC   | ELECTRICAL                                 | REQ(D)  | RND                       |
| ELEV   | ELEVATION                                  | REV     | RO                        |
| EQU    | EQUAL                                      | RND     | SB                        |
| EQUIP  | EQUIPMENT                                  | RO      | SC                        |
| EXIST  | EXISTING                                   | SB      | SF                        |
| EXP    | EXPOSED                                    | SC      | SHT                       |
| EXT    | EXTERIOR                                   | SF      | SHT MTL                   |
| FCO    | FLOOR CLEANOUT                             | SHT     | SIM                       |
| FF&E   | FURNITURE, FIXTURES & EQUIPMENT            | SHT MTL | SOL                       |
|        |                                            |         | SPEC                      |
| FI     | FURNITURE INITIATIVES                      | SOL     | SQ                        |
| FN     | FINISHED                                   | SPEC    | SS                        |
| FIO    | FURNISHED & INSTALLED BY OWNER             | SQ      | STG                       |
|        |                                            | SS      | STRUCT                    |
| FIXT   | FIXTURE                                    | STG     | STL                       |
| FLEX   | FLEXIBLE                                   | STRUCT  | SUSP                      |
| FOC    | FACE OF CABINET                            | STL     | SW                        |
| FOG    | FACE OF GLAZING                            | SUSP    | T&G                       |
| FOH    | FRONT OF HOUSE                             | SW      | TEL                       |
| FOIC   | FURNISHED BY OWNER INSTALLED BY CONTRACTOR | T&G     | TEMP                      |
|        |                                            | TEL     | TW                        |
| FOS    | FACE OF STUD                               | TEMP    | TYP                       |
| FRP    | FIBERGLASS REINFORCED PANEL                | TW      | UC                        |
|        |                                            | TYP     | V                         |
| FLR    | FLOOR                                      | UC      | VAL                       |
| FT     | FOOT/FEET                                  | V       | VCT                       |
| FV     | FIELD VERIFY                               | VAL     | VD                        |
| GA     | GAUGE                                      | VCT     | VERT                      |
| GALV   | GALVANIZED                                 | VD      | VIF                       |
| GC     | GENERAL CONTRACTOR                         | VERT    | VT                        |
| GRND   | GROUND                                     | VIF     | WD                        |
| GWB    | GYPSPUM WALLBOARD                          | VT      | WH                        |
| HC     | HOLLOW CORE                                | WD      | WMV                       |
| HD     | HEAD                                       | WH      | XFMR                      |
| HDR    | HEADER                                     | WMV     |                           |
| HDWD   | HARDWOOD                                   | XFMR    |                           |
| HDWR   | HARDWARE                                   |         |                           |
| HM     | HOLLOW METAL                               |         |                           |
| HOP    | HAND OFF PLANE                             |         |                           |
| HORIZ  | HORIZONTAL                                 |         |                           |
| HR     | HOUR                                       |         |                           |
| HT     | HEIGHT                                     |         |                           |
| HVAC   | HEATING VENTILATING AIR CONDITIONING       |         |                           |
| HW     | HOT WATER                                  |         |                           |

ARCHITECTURAL SYMBOL LEGEND

|  |                                                |  |                                            |
|--|------------------------------------------------|--|--------------------------------------------|
|  | NORTH ARROW                                    |  | PAINT TAG                                  |
|  | EXTERIOR ELEVATION                             |  | DESIGN ID TAG                              |
|  | INTERIOR ELEVATION                             |  | WINDOW TAG                                 |
|  | SECTION CALLOUT                                |  | ABOVE FINISHED FLOOR HEIGHT TAG (IMPERIAL) |
|  | DETAIL CALLOUT                                 |  | ABOVE FINISHED FLOOR HEIGHT TAG (METRIC)   |
|  | DIMENSION LINE FROM FINISH FACE TO FINISH FACE |  | REVISION CLOUD                             |
|  |                                                |  | REVISION TAG                               |
|  |                                                |  | DATUM POINT                                |

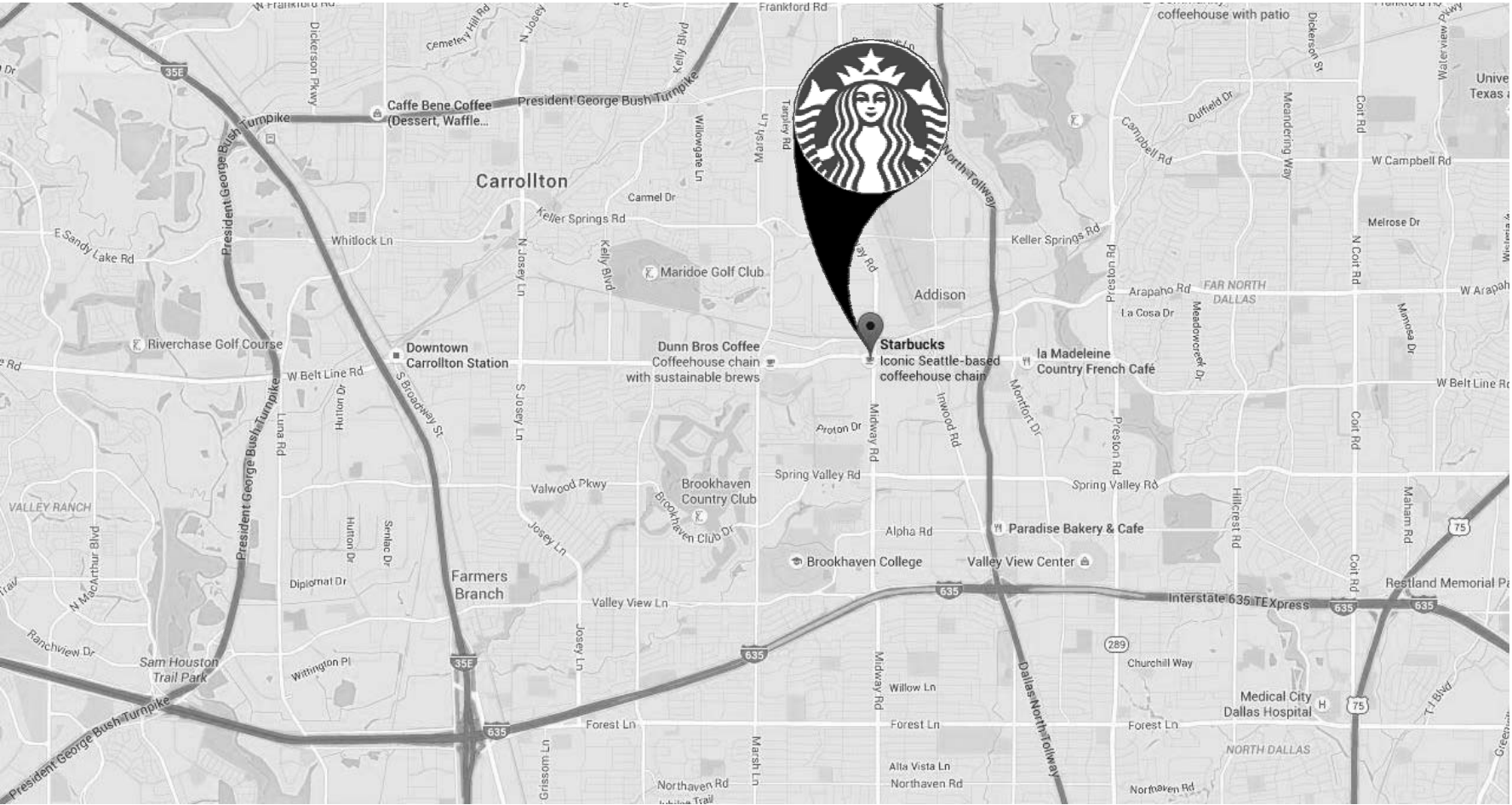
CODES

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| CODE AUTHORITIES:   | CITY OF ADDISON, TX                                                               |
| BUILDING CODE:      | 2012 INTERNATIONAL BUILDING CODE                                                  |
| PLUMBING CODE:      | 2012 INTERNATIONAL PLUMBING CODE/ 2012 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE |
| MECHANICAL CODE:    | 2012 INTERNATIONAL MECHANICAL CODE                                                |
| ELECTRICAL CODE:    | 2014 NATIONAL ELECTRICAL CODE                                                     |
| FIRE CODE:          | 2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS                                      |
| ENERGY CODE:        | 2012 INTERNATIONAL ENERGY CONSERVATION CODE                                       |
| ACCESSIBILITY CODE: | 2012 TAS                                                                          |

APPROVAL STAMPS

TDLR REGISTRATION NUMBER  
EABPRJB6815577

LOCATION MAP



AERIAL MAP



SITE AND OCCUPANCY

|                                |                                                                                                                                                      |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONING:                        | LR - LOCAL RETAIL; 66; SUP ORDINANCE ID: 005-021 - RESTAURANT SPECIAL USE ALCOHOL SALES                                                              |
| TYPE OF USE:                   | RETAIL SALES AND SERVICES                                                                                                                            |
| TYPE OF OCCUPANCY:             | B                                                                                                                                                    |
| TYPE OF CONSTRUCTION:          | II-B                                                                                                                                                 |
| SPRINKLERED                    |                                                                                                                                                      |
| INTERIOR NET AREA:             | 1,744 SF                                                                                                                                             |
| OUTDOOR SEATING AREA:          | 127 SF                                                                                                                                               |
| TOTAL AREA:                    | 1,871 SF / 70                                                                                                                                        |
| TOTAL PARKING SPACES REQUIRED: | 26.73 SPACES                                                                                                                                         |
| TOTAL PARKING:                 | 27 SPACES                                                                                                                                            |
| OCCUPANT LOAD:                 | BACKBAR 410 SF /200 = 03<br>CAFE SEATING 223 SF /15 = 15<br>UNCONCENTRATED 18 LF /2 = 09<br>FIXED 269 SF /30 = 09<br>SALES WORKROOM 460 SF /300 = 02 |
| TOTAL INTERIOR OCCUPANT LOAD:  | 38                                                                                                                                                   |
| TOTAL INTERIOR SEATING:        | =35 (2 ACC)                                                                                                                                          |
| TOTAL EXTERIOR SEATING:        | =10 (1 ACC)                                                                                                                                          |

|                                                       |                      |
|-------------------------------------------------------|----------------------|
| PLUMBING FIXTURE CALCULATION (PER TABLE 2902.1)       |                      |
| OCCUPANT FIXTURE LOAD:                                | 35 + 2 + 10 + 3 = 50 |
| REQUIRED FIXTURE TO OCCUPANT RATIO:                   |                      |
| 1 PER 25 FOR FIRST 50, AND 1 PER 50 FOR THE REMAINDER |                      |
| REQUIRED NUMBER OF FIXTURES: (MALE/FEMALE)            | (1/1)                |
| PROVIDED NUMBER OF FIXTURES: (MALE/FEMALE)            | (1/1)                |

LEGAL DESCRIPTION

ADDISON PLAZA BLK 1 LT 1A ACS 0.5219  
VOL2004009/6138 DD01142004 CO-DC  
0007000101A00 3CA00070001

SCOPE OF WORK

PROJECT DESCRIPTION: NEW OUTDOOR SEATING

INDEX OF SHEETS

| SHEET         | SHEET TITLE             |
|---------------|-------------------------|
| GENERAL       |                         |
| G-0001        | GENERAL INFORMATION     |
| ARCHITECTURAL |                         |
| A-1001        | ARCHITECTURAL SITE PLAN |
| INTERIORS     |                         |
| I-1101        | OUTDOOR SEATING PLAN    |

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD OR STARBUCKS SITE SURVEYOR, AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
- GENERAL CONTRACTOR SHALL CONSULT WITH STARBUCKS CONSTRUCTION MANAGER TO RESOLVE ANY CHANGES, OMISSIONS, OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTOR'S "STORE CLOSE-OUT PACKAGE" AS DESCRIBED IN THE CONSTRUCTION MANAGEMENT AGREEMENT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS FROM STARBUCKS CONTRACTED THIRD PARTY LOGISTICS DISTRIBUTION SERVICES AND VENDOR DIRECT SHIPMENTS. REFER TO CONSTRUCTION MANAGEMENT AGREEMENT FOR METHODS AND LEAD TIMES.
- RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED "RESPONSIBILITY". "GC" MEANS THE ITEM IS TO BE SUPPLIED BY THE GC. "SPL" MEANS AN ITEM IS SUPPLIED BY STARBUCKS VIA STARBUCKS CONTRACTED DISTRIBUTION SERVICE AND "VD" MEANS SUPPLIED BY STARBUCKS AND SHIPPED DIRECTLY TO THE SITE FROM THE VENDOR.
- FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL", SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATION INSTALLATION, UNLESS OTHERWISE NOTED.
- ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY THE STARBUCKS DESIGN MANAGER.
- REFER TO ITEM CUTSHEETS FOR ADDITIONAL INFORMATION.
- ALL INTERIOR WOOD BLOCKING, INTERIOR WOOD STRUCTURAL MEMBERS, EXTERIOR WOOD AND EXTERIOR PLYWOOD TO BE FIRE RETARDANT TREATED.
- IF REQUIRED, FIRE SUPPRESSION AND SPRINKLER DRAWINGS TO BE COORDINATED BY GC AND SUBMITTED UNDER SEPARATE PERMIT.
- STARBUCKS CONTRACTS DIRECTLY WITH SIGNAGE CONTRACTOR TO PERMIT, SUPPLY AND INSTALL SIGNAGE. SIGNAGE CONTRACTOR TO VERIFY SIGNAGE COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT AND LANDLORD APPROVAL. ANY SIGNAGE WORK IS UNDER A SEPARATE PERMIT.
- GENERAL CONTRACTOR IS RESPONSIBLE TO REVIEW ALL SHEETS FOR SCOPE OF WORK.

PROJECT CONTACTS

|                           |                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| MAILING ADDRESS:          | STARBUCKS COFFEE COMPANY<br>2401 UTAH AVENUE SOUTH<br>MS STOP: S-SD10<br>SEATTLE, WASHINGTON 98134<br>(206) 318-1575                          |
| PROGRAM MANAGER:          | JERRY PHILLIPS<br>STARBUCKS COFFEE COMPANY<br>12750 MERIT DRIVE, SUITE 1400<br>DALLAS, TX 75251<br>(972) 383-5626 PHONE                       |
| DESIGN MANAGER:           | HYE REE S. KIM<br>STARBUCKS COFFEE COMPANY<br>12750 MERIT DRIVE, SUITE 1400<br>DALLAS, TX 75251<br>(972) 383-5638 PHONE                       |
| CONSTRUCTION MANAGER:     | KATHY TRAVIS<br>STARBUCKS COFFEE COMPANY<br>12750 MERIT DRIVE, SUITE 1400<br>DALLAS, TX 75251<br>(972) 383-5631 PHONE                         |
| LANDLORD:                 | PIEDMONT MIDWAY PARTNERS, LP<br>CONTACT: ROBERT L. MENCKE<br>3400 CARLISLE, SUITE 445<br>DALLAS, TX 75204<br>(214) 979-1125 PHONE             |
| ARCHITECT OF RECORD:      | CMA<br>CONTACT: CHRIS OSBORNE<br>6060 NORTH CENTRAL EXPRESSWAY<br>SUITE 850<br>DALLAS, TX 75206<br>(214) 466-1192 PHONE<br>(214) 466-1197 FAX |
| MEP CONSULTANT OF RECORD: | SALAS O'BRIEN<br>CONTACT: KEITH GASSMAN<br>1425 GREENWAY DR., SUITE 640<br>IRVING, TX 75038<br>(972) 812-1270 PHONE<br>(972) 812-1271 FAX     |

ARCHITECT'S CERTIFICATION

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PAGES OR SHEETS COVERED BY THIS SEAL :

THE FOLLOWING ARCHITECTURAL DRAWINGS SHEETS:

G-0001 I-1101  
A-1001

RESPONSIBILITY LEGEND

|         |                                                                                       |
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| SB / SB | FURNISHED BY STARBUCKS (WAREHOUSE OR VENDOR DIRECT) / INSTALLED BY STARBUCKS VENDOR   |
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| LL / LL | FURNISHED BY LANDLORD / INSTALLED BY LANDLORD                                         |



Starbucks Coffee  
Company

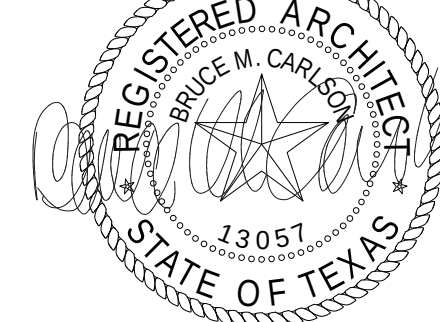
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PERMIT SET

|                |                  |
|----------------|------------------|
| SIGNATURE      | BRUCE M. CARLSON |
| DATE ISSUED    | 5/02/2016        |
| REG. NO.       | 13057            |
| ISSUE SCHEDULE |                  |
| 5/02/2016      | PERMIT SET       |
|                | BID SET          |

REVISION SCHEDULE

| REV | DATE     | BY | DESCRIPTION                                  |
|-----|----------|----|----------------------------------------------|
| 1   | 06.10.16 |    | SPECIAL USE PERMIT - OUTDOOR SEATING         |
| 2   | 07.08.16 |    | SPECIAL USE PERMIT - OUTDOOR SEATING - FINAL |

PROJECT NAME:  
MIDWAY & BELTLINE  
OUTDOOR SEATING  
SUBMITTAL - FINAL  
15099 MIDWAY RD  
ADDISON, TX 75244  
COUNTY: DALLAS

|                       |              |
|-----------------------|--------------|
| STORE #:              | 9443         |
| CPN/PROJECT #:        | 25373-049    |
| CMA PROJECT #:        | 16104.013    |
| CONCEPT:              | MCS/DTE      |
| DESIGN MANAGER:       | HYE REE KIM  |
| CONSTRUCTION MANAGER: | KATHY TRAVIS |

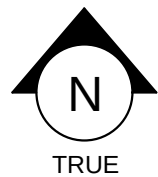
SHEET TITLE:  
GENERAL  
INFORMATION

SHEET NUMBER:  
G-0001

ISSUE DATE: 5/02/2016



Scale: 1" = 10'-0"



SB / GC  
SB / SB  
GC / GC  
LL / LL

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FURNISHED BY GENERAL CONTRACTOR / INSTALLED BY GENERAL CONTRACTOR  
FURNISHED BY LANDLORD / INSTALLED BY LANDLORD

A. REFER TO EXTERIOR ELEVATIONS FOR BUILDING SIGNAGE  
LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR  
ELECTRICAL REQUIREMENTS

B. ALL SIGNAGE TO BE PERMITTED UNDER SEPARATE PERMIT.

C. STARBUCKS CONTRACTS DIRECTLY WITH SIGNAGE CONTRACTOR TO PERMIT, SUPPLY AND INSTALL SIGNAGE  
SIGNAGE CONTRACTOR TO VERIFY SIGNAGE COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT AND LANDLORD APPROVAL.

D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE & LOCATION OF ANY & ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD & PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.

E. GC TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CM TO PROVIDE GC WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.

F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CM AND TO THE GC AS NEEDED. GC TO NOTIFY STARBUCKS CM IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.

G. DO NOT SCALE DRAWINGS

| SIGNAGE SCHEDULE - "S" |       |                                                                        |         |      |                                                  |
|------------------------|-------|------------------------------------------------------------------------|---------|------|--------------------------------------------------|
| DESIGN ID              | COUNT | DESCRIPTION                                                            | RESP.   | BULB | COMMENTS                                         |
| SIGNAGE - DRIVE THRU   |       |                                                                        |         |      |                                                  |
| 14091                  | 1     | SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46IN 1170MM | SB / GC |      | REUSE EXISTING FOOTING                           |
| 14106                  | 1     | SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING                      | SB / GC |      | REUSE EXISTING FOOTING                           |
| 14327                  | 1     | SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES - 46IN 1170MM           | SB / GC |      | REUSE EXISTING FOOTING                           |
| SIGNAGE - WORDMARK     |       |                                                                        |         |      |                                                  |
| x1601                  | 2     | EXISTING SIGN - IN-LINE ILLUMINATED ON RACEWAY - 18IN 455MM            | GC / GC |      | 11425 VIF; GC TO REMOVE GREEN VINYL FROM LETTERS |



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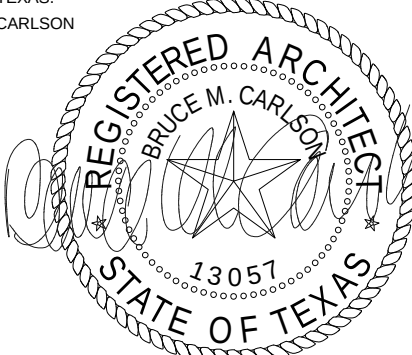
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BRUCE M. CARLSON



## BRUCE M. CARLSON

BRUCE M. CARLSON

5/02/2016

1305  
REG. NO.

## ISSUE SCHEDULE

5/02/20

F

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|--|--|
|  |  |
|--|--|

## REVISION SCHEDULE

| REV | DATE     | BY | DESCRIPTION                                    |
|-----|----------|----|------------------------------------------------|
| 1   | 06.10.16 |    | SPECIAL USE PERMIT -<br>OUTDOOR SEATING        |
| 2   | 07.08.16 |    | SPECIAL USE PERMIT -<br>OUTDOOR SEATING - FINA |

PROJECT NAME:  
MIDWAY & BELTLINE  
OUTDOOR SEATING  
SUBMITTAL - FINAL  
15099 MIDWAY RD  
ADDISON, TX 75244

COUNTY:  
DALLAS

STORE #: 9443  
CPN/PROJECT #: 25373-049  
CMA PROJECT #: 16104.013  
CONCEPT: MCS/DTE  
DESIGN MANAGER: HYE REE KIM  
CONSTRUCTION MANAGER: KATHY TRAV

SHEET TITLE:

# ARCHITECTURAL SITE PLAN

SHEET NUMBER

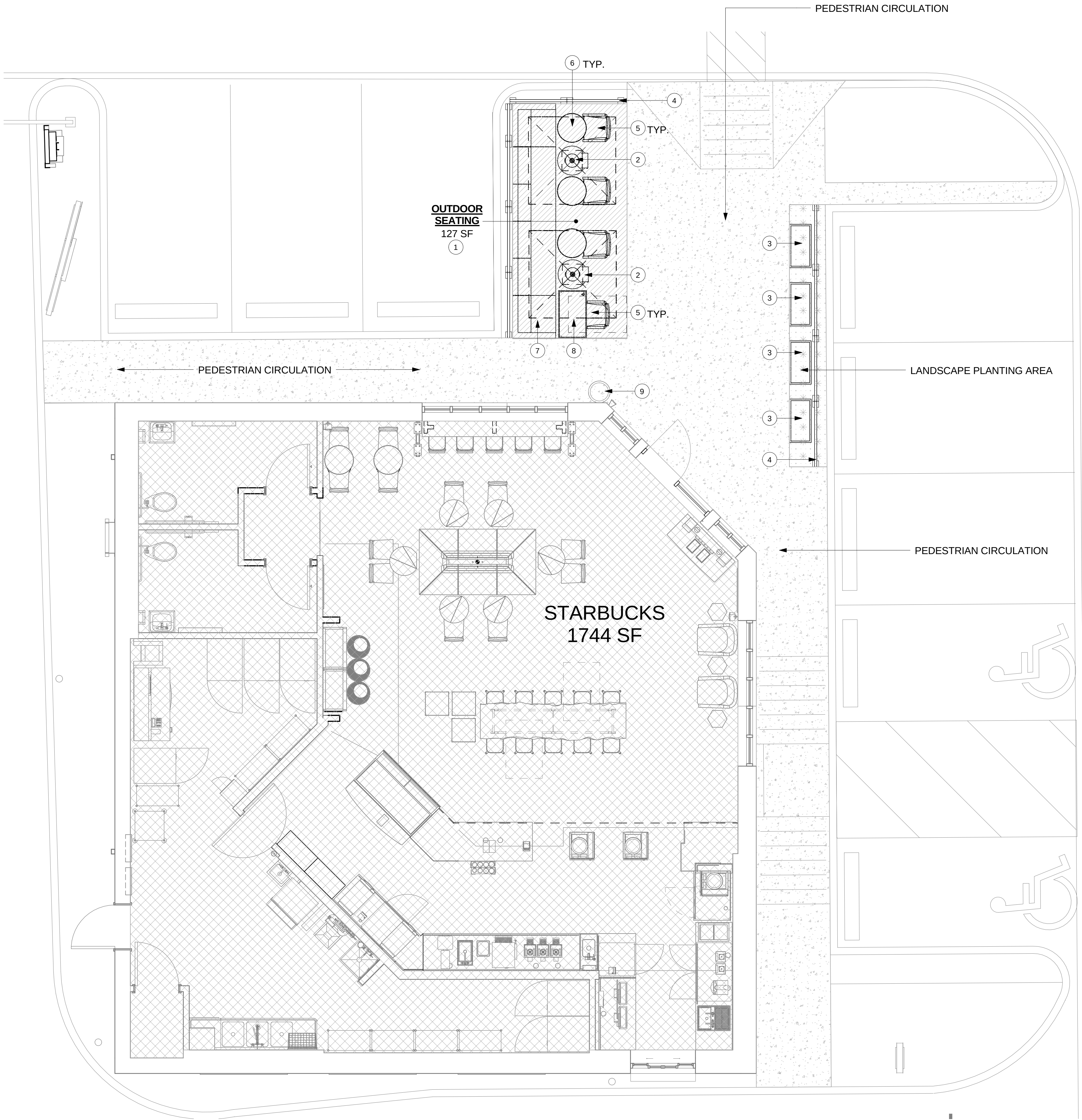
A-1001

ISSUE DATE

5/02/2016



7/8/2016 12:17:10 PM  
V:\SBUX\PROJECTS\RENO\16104\16104.013\_Midway & Beltline - Addison, TX\Drawings\Work in Progress\07.00.16 Revision Outdoor seating\_Final\16104.013\_Midway & Beltline\_No Seating.rvt



**1** OUTDOOR SEATING PLAN  
Scale: 1/4" = 1'-0"

**SHEET NOTES** ①

1. THERE ARE NO TABLES DESIGNATED FOR SMOKING IN THE OUTDOOR SEATING AREA.
2. UMBRELLA AND BASE
3. PLANTERS
4. RAILING
5. OUTDOOR CHAIR
6. OUTDOOR TABLE
7. OUTDOOR SOFT SEATING
8. ADA TABLE
9. TRASH CAN

**SITE LEGEND**

- STARBUCKS NET AREA
- OUTDOOR SEATING AREA
- PEDESTRIAN CIRCULATION
- LANDSCAPE PLANTING AREA

**PARKING REQUIREMENT:**

BUILDING AREA: 1,744 SF

SEATING AREA: 127 SF

TOTAL AREA: 1,871 SF

1,871 SF/ 70 =

26.73 PARKING SPACES

27 EXISTING PARKING SPACES



Starbucks Coffee  
Company

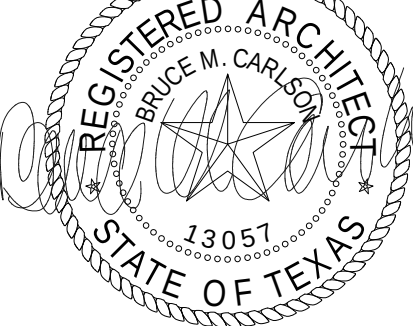
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BRUCE M. CARLSON



**PERMIT SET**

SIGNATURE: BRUCE M. CARLSON  
DATE ISSUED: 5/02/2016  
REG. NO.: 13051

**ISSUE SCHEDULE**

| REV | DATE     | DESCRIPTION                                  |
|-----|----------|----------------------------------------------|
| 1   | 06.10.16 | SPECIAL USE PERMIT - OUTDOOR SEATING         |
| 2   | 07.08.16 | SPECIAL USE PERMIT - OUTDOOR SEATING - FINAL |

**REVISION SCHEDULE**

| REV | DATE     | BY | DESCRIPTION                                  |
|-----|----------|----|----------------------------------------------|
| 1   | 06.10.16 |    | SPECIAL USE PERMIT - OUTDOOR SEATING         |
| 2   | 07.08.16 |    | SPECIAL USE PERMIT - OUTDOOR SEATING - FINAL |

PROJECT NAME:  
**MIDWAY & BELTLINE  
OUTDOOR SEATING  
SUBMITTAL - FINAL**  
15099 MIDWAY RD  
ADDISON, TX 75244  
COUNTY: DALLAS

STORE #: 9443  
CPN/PROJECT #: 25373-049  
CMA PROJECT #: 16104.013  
CONCEPT: MCS/DTE  
DESIGN MANAGER: HYE REE KIM  
CONSTRUCTION MANAGER: KATHY TRAVIS

SHEET TITLE:  
**OUTDOOR SEATING  
PLAN**

SHEET NUMBER:  
**I-1101**

ISSUE DATE: 5/02/2016

## Planning & Zoning Commission

Meeting Date: 07/19/2016

---

### Agenda Caption:

**PUBLIC HEARING** Case 1743-SUP/Pho Bowl. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 114, 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, represented by Salina Pham.

---

### Attachments

1743-SUP P&Z Packet

1743-SUP Plans

---



# 1743-SUP

**PUBLIC HEARING** Case 1743-SUP/Pho Bowl. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 114, 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





July 15, 2016

## STAFF REPORT

RE: Case 1743-SUP/Pho Bowl

LOCATION: 5290 Belt Line Road Suite 114

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: Pho Bowl represented by Salina Pham

DISCUSSION:

Background: This leased space is part of the Prestonwood Place retail center at the corner of Belt Line Road and Montfort Drive, and is zoned Local Retail. This suite first received SUP approval in 1996 for a restaurant named Mattito's Café Mexicano. Most recently, this space was occupied by India West, which closed about a year ago. The previous tenant occupied approximately 5,825 square feet, including a small patio. The property owner is subdividing the large existing space into two restaurant spaces. The adjacent space has been occupied by Gyu-Kaku, which the Commission and Council recently approved.

Proposed Plan: The tenant for the second space is proposed to be Pho Bowl (pronounced "fuh" bowl). This is a Vietnamese fusion concept with another location in Deep Ellum. Pho is a type of Vietnamese noodle soup. The menu will also feature other Asian inspired dishes.

Pho Bowl will occupy 2,400 square feet of interior space and a 144 square foot patio with total seating for 78.

Facades: The applicant is proposing to adjust the front façade slightly to relocate the entryway and add a patio, but will use stucco to be consistent with the look of the rest of the center.

Parking: The restaurant is mostly utilizing space from a previous restaurant tenant. They are proposing to adjust the front wall slightly and add a small patio. This increases the restaurant square footage by 144 square feet. This necessitates 2 additional parking spaces, which can be accommodated within the center.

Landscaping: The Parks Department will assess the condition of the landscaping during the construction process. Any deficiencies will need to be corrected prior to the issuance of a certificate of occupancy.

**RECOMMENDATION: APPROVAL WITH CONDITION**

Pho Bowl appears to be a quality restaurant and is a new concept to Addison. This should be a good fit for the center. Staff recommends approval subject to the following condition:

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

## Land Use Analysis

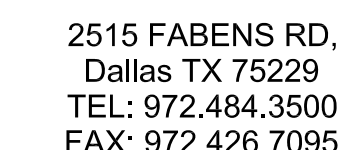
### Attributes of Success Matrix

Pho Bowl, 5290 Belt Line Road, Suite 114

1743-SUP

| Attribute                   | Comment                                                                                                                           | Score |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------|
| Competitive                 | This is a competitive corner and this concept has a successful tract record.                                                      |       |
| Safe                        | This development is safe.                                                                                                         |       |
| Functional                  | The floor plan is a good design and appears functional.                                                                           |       |
| Visually Appealing          | The front façade is being altered slightly, but will be consistent with the rest of the center.                                   |       |
| Supported with Amenities    | The site is a good location for restaurants, retail, and other support services.                                                  |       |
| Environmentally Responsible | Reoccupying a vacant space is an environmentally responsible development pattern.                                                 |       |
| Walkable                    | The sidewalks adjacent to this property are narrow and immediately back of curb with no good connections through the parking lot. |       |
| <b>Overall Assessment</b>   | <b>This new concept will be a positive addition to the Town.</b>                                                                  |       |





## ADDISON, TX



N ←

| LOT 1<br>SUITE | TENANT                                                         | SF     |
|----------------|----------------------------------------------------------------|--------|
| 102A           | Chipotle                                                       | 2,582  |
| 102B           | SOHO / Okeano's By Avenor                                      | 1,443  |
| 103            | AVAILABLE                                                      | 1,300  |
| 105            | i Fratelli Pizza                                               | 1,112  |
| 104            | Foto Spa                                                       | 1,275  |
| 100            | Pollo Tropical                                                 | 3,272  |
| 108            | Addison Cafe                                                   | 2,000  |
| 110            | The Great Outdoors                                             | 2,300  |
| 112            | La Madeleine                                                   | 5,840  |
| 113            | Pho Bowl                                                       | 1,852  |
| 114            | Gyu Kaku                                                       | 3,351  |
| 116            | Cafe Gecko                                                     | 2,440  |
| 118            | Sunstone Yoga Sport                                            | 4,500  |
| 122            | AVAILABLE                                                      | 8,125  |
| 124            | Castle Nail Spa                                                | 2,300  |
| 132            | Morno's Pasta                                                  | 3,000  |
| 134            | Planned Parenthood                                             | 3,000  |
| 136            | AVAILABLE                                                      | 3,000  |
| 138            | AVAILABLE                                                      | 3,000  |
| 142            | Vernon's Grille                                                | 3,500  |
| 144            | Chow Thai Restaurant                                           | 3,500  |
| 150            | Logan's                                                        | 5,200  |
| 150B           | AVAILABLE                                                      | 1,800  |
| 152            | AVAILABLE                                                      | 1,984  |
| 156            | Orange Theory Fitness                                          | 1,517  |
| 158            | Orange Theory Fitness                                          | 999    |
| 168            | SMART Learning Center<br><i>(operating but available 2017)</i> | 29,755 |

## 2ND FLOOR

|      |                      |        |
|------|----------------------|--------|
| 168B | <i>not available</i> | 32,853 |
|------|----------------------|--------|

| LOT 2<br>SUITE | TENANT           | SF    |
|----------------|------------------|-------|
| 1              | El Fenix         | 8,700 |
| 2              | Twin Peaks       | 7,174 |
| 3              | DeMassi's Buffet | 7,397 |
| 4              | Flying Saucer    | 5,500 |

**ucr.com**



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PHO BOWL RESTAURANT  
5290 BELTLINE RD, STE 114  
ADDISON, TEXAS 75254

DRAWN BY: MK

CHECKED BY:

DATE: 06.21.2016

REVISIONS:

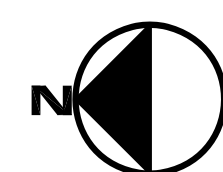
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SHEET NO.:

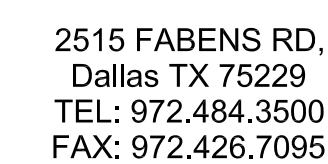




SQUARE FOOTAGE : 5,300.1 S.F.  
SQUARE FOOTAGE PATIO : 524.1 S.F.



TOTAL SQUARE FOOTAGE : 5,824.1 S.F.



PHO BOWL  
5290 BELTLINE RD, STE 114&115 ADDISON,  
TEXAS 75254

|             |          |
|-------------|----------|
| DRAWN BY:   | MK       |
| CHECKED BY: | JL       |
| DATE:       | 06.21.06 |
| REVISIONS:  |          |

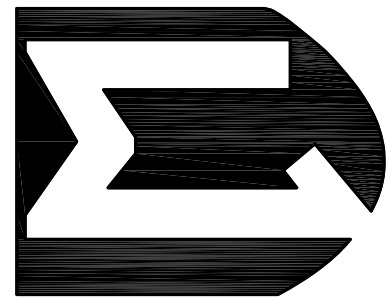
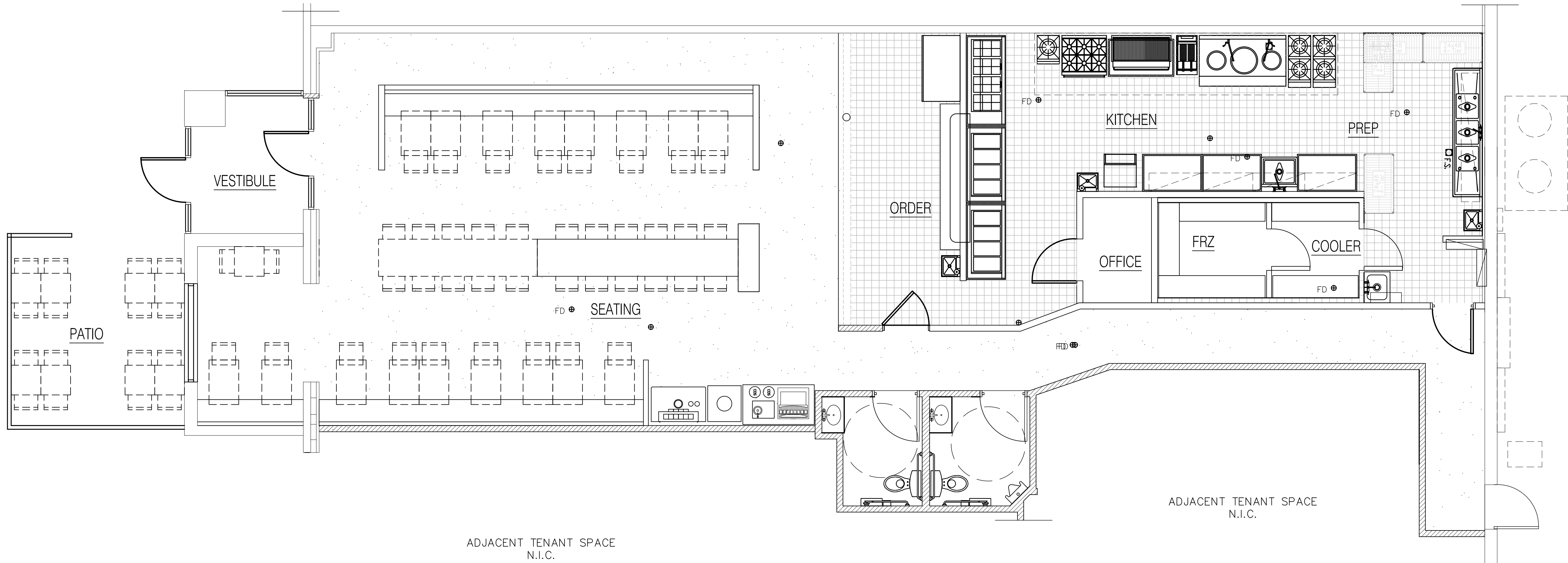
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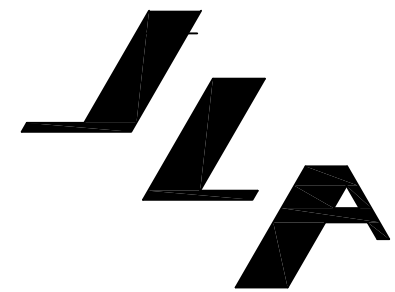


FILE: \\SERVER\Users\Public\PROJECTS\02 - Construction\02-16001 Pho Bowl 5290 Beltline #114 (Addison)\Drawing\CAD\PHO\_A\_A401.dwg  
SCALE: 96 DATE/TIME: Jun 21, 2016 6:59pm  
USER: Jenny XREF(s): BDR\_2436.dwg SCHEMES 11.615.dwg

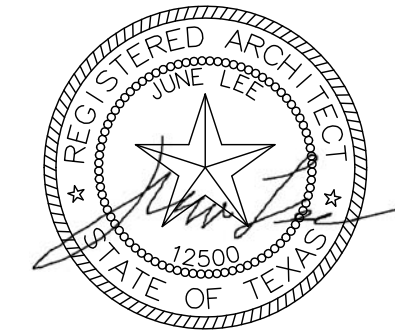
 01 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EVER DESIGN & BUILD CORP.  
2515 FABENS RD,  
Dallas TX 75229  
TEL: 972.484.3500  
FAX: 972.426.7095



J. Lee, Architect  
6822 Winding Rose Trail  
Dallas, TX 75252  
Phone 469-235-6196  
FAX 972-246-6401  
Email: junelee41@yahoo.com



PHO BOWL  
5290 BELTLINE RD, STE114,  
ADDISON, TEXAS 75254

|                                                                                       |            |
|---------------------------------------------------------------------------------------|------------|
| DRAWN BY:                                                                             | KS         |
| CHECKED BY:                                                                           | JL         |
| DATE:                                                                                 | 01/26/2016 |
| REVISIONS:                                                                            |            |
|  | 2/22/2016  |
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|                                                                                       |            |
| PROJECT NO.:                                                                          |            |
| SHEET NO.:                                                                            | A401       |





6822 Winding Rose Tra  
Dallas, TX 75252

Phone 469-235-6196  
FAX 972-248-6401  
Email: [junelee41@yahoo.com](mailto:junelee41@yahoo.com)

PHO BOWL  
5290 BELTLINE RD, STE114,  
ADDISON, TEXAS75254

CHECKED BY: \_\_\_\_\_

DATE: 06/22/2016

REVISIONS:

TITLE:  
FACADE AND  
SIGNAGE DETAILS

PROJECT NO.:

SHEET NO.:

A401



## 1. FACADE DETAILS

AS NOTED



## 2. FACADE SIGNAGE LETTER



AS NOTED