



PLANNING AND ZONING COMMISSION AGENDA
Planning and Zoning Commission Public Hearing

Monday, December 19, 2016

6:00 p.m.

Council Chambers, Addison Town Hall
5300 Belt Line Road, Addison, Texas

Pledge of Allegiance

1. Presentation and discussion in recognition of Commissioners Ennis, Robbins and Smith for their service to the Planning and Zoning Commission.
2. Discuss and take action regarding approval of the minutes of the November 15, 2016 Planning and Zoning Commission meeting.
3. **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 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.
4. **PUBLIC HEARING** Case 1749-SUP/Skinny Pizza. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5026 Addison Circle, which 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, and to approve a new Special Use Permit for the sale of beer and wine for off-premises consumption, on application from Skinny Pizza, represented by Mr.

Joseph Barkate.

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, 12/16/2016, no later than 5:00 pm

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

Planning & Zoning Commission

Meeting Date: 12/19/2016

Agenda Caption:

Presentation and discussion in recognition of Commissioners Ennis, Robbins and Smith for their service to the Planning and Zoning Commission.

Planning & Zoning Commission

Meeting Date: 12/19/2016

Agenda Caption:

Discuss and take action regarding approval of the minutes of the November 15, 2016 Planning and Zoning Commission meeting.

Attachments

11-15-16 Minutes



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

November 15, 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, Randy Smith

Absent: none

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

1. Discuss and take action regarding approval of the minutes of the October 18, 2016 meeting.

Commissioner Smith moved to approve the minutes of the October 18, 2016 meeting with no corrections. Commissioner Morgan seconded the motion.

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

Voting Nay: none

Motion passed.

2. REPLAT/Westgrove and Airborn Lot 2R, Block A. Presentation, discussion, and take action on a replat of one lot totaling 2.011 acres located generally at the southeast corner of Westgrove Drive and Sojourn Drive, represented by Mr. John Spiars.

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

Mr. John Spiars, with Spiars Engineering, answered questions from the Commission.

Commissioner Smith moved to approve the replat of Westgrove and Airborn Lot 2R, Block A with no conditions. Commissioner Ennis seconded the motion.

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

Voting Nay: none

Motion passed.

- 3. PUBLIC HEARING** Case 1747-SUP/Meso Maya. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5280 Belt Line 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, represented by Mr. Robert Kirk.

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

Mr. Robert Kirk answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Chairman Robbins closed the public hearing.

Commissioner Griggs moved to recommend approval of an ordinance changing the zoning on property located at 5280 Belt Line Road, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to one condition:

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

Commissioner Morgan seconded the motion.

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

Voting Nay: none

Motion passed.

Meeting Adjourned

Planning & Zoning Commission

Meeting Date: 12/19/2016

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 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.

Attachments

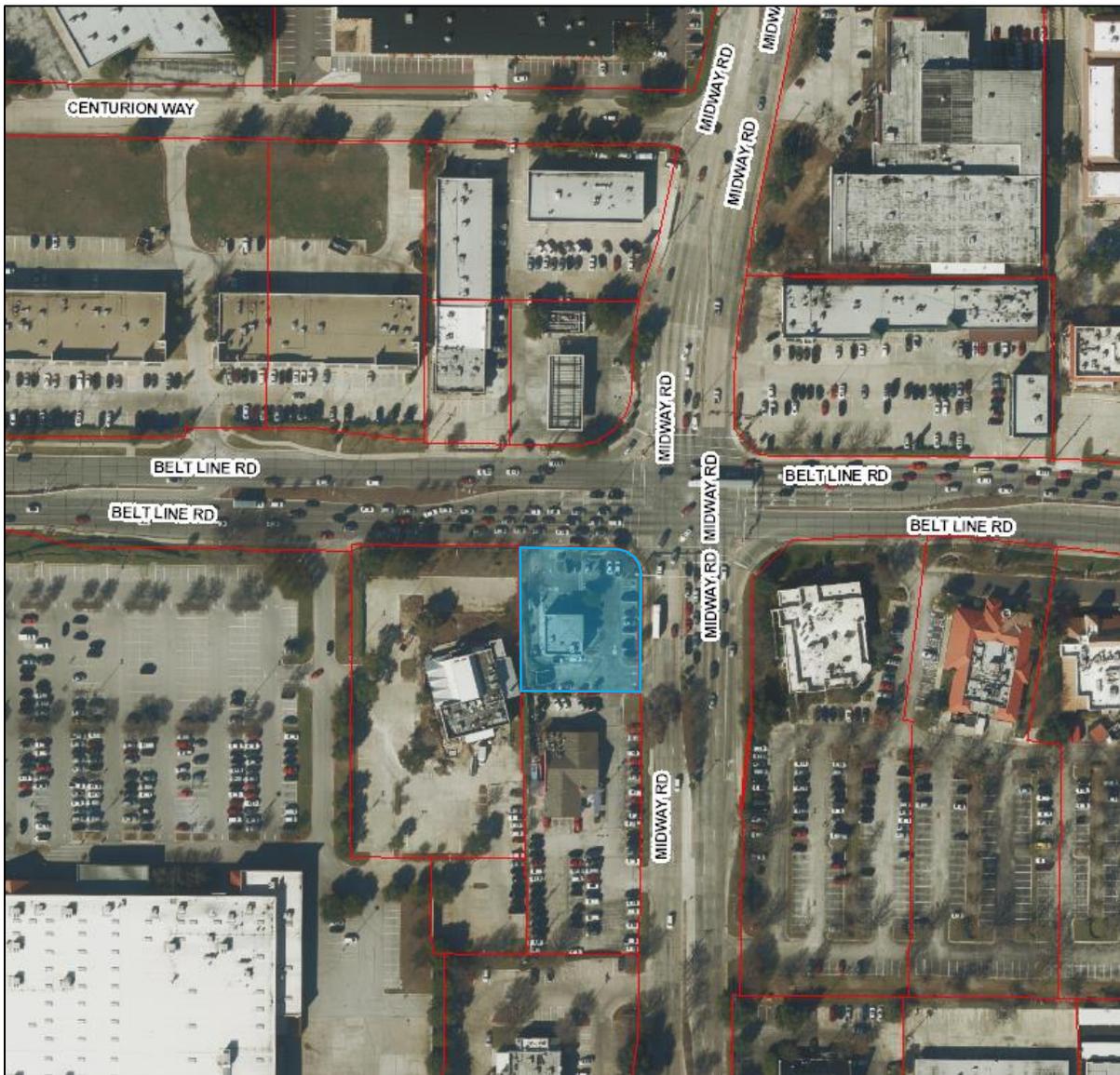
1740-SUP P&Z Packet

1740-SUP Plans

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.

DECEMBER 15, 2016 UPDATE:

This item was tabled at the July P&Z meeting after the Commission expressed concerns about vehicular circulation on the property and the impact to traffic on Belt Line Road. The Commission requested that the applicant investigate a more effective solution for blocking ingress to the site from Belt Line Road. To accommodate this request, the applicant is proposing to reconstruct the drive approach and convert it to a hooded, exit-only design. This is reflected on the revised site plan. The new design will also allow for additional landscaping on the site. Staff believes that this addresses the Commission's concerns.

DISCUSSION:

Background: This property is zoned Local Retail. The site was developed as a gas station in the late 1970s. After siting 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.

ABBREVIATIONS

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

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 CAFE SEATING UNCONCENTRATED 223 SF /15 = 15 FIXED SALES 289 SF /30 = 09 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
G-0002	TAS (FOR REFERENCE ONLY)
G-0003	TAS (FOR REFERENCE ONLY)
CIVIL	
C-1.1	PAVING & GRADING PLAN
C-2.1	GRADING PLAN & PAVING DETAILS
ARCHITECTURAL	
A-1000	DEMOLITION SITE PLAN
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, CEILING, 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 2401 UTAH AVENUE SOUTH MS STOP: S-SD10 SEATTLE WASHINGTON 98134 (206) 318-1575
PROGRAM MANAGER:	JERRY PHILLIPS STARBUCKS COFFEE COMPANY 12750 MERIT DRIVE, SUITE 1400 DALLAS, TX 75251 (972) 383-5626 PHONE
DESIGN MANAGER:	HYE REE S. KIM STARBUCKS COFFEE COMPANY 12750 MERIT DRIVE, SUITE 1400 DALLAS, TX 75251 (972) 383-5638 PHONE
CONSTRUCTION MANAGER:	KATHY TRAVIS STARBUCKS COFFEE COMPANY 12750 MERIT DRIVE, SUITE 1400 DALLAS, TX 75251 (972) 383-5631 PHONE
LANDLORD:	PIEDMONT MIDWAY PARTNERS, LP CONTACT: ROBERT L. MENCKE 3400 CARLISLE, SUITE 445 DALLAS, TX 75204 (214) 979-1125 PHONE
ARCHITECT OF RECORD:	CMA CONTACT: CHRIS OSBORNE 6060 NORTH CENTRAL EXPRESSWAY SUITE 850 DALLAS, TX 75206 (214) 466-1192 PHONE (214) 466-1197 FAX
MEP CONSULTANT OF RECORD:	SALAS O'BRIEN CONTACT: KEITH GASSMAN 1425 GREENWAY DR., SUITE 640 IRVING, TX 75038 (972) 812-1270 PHONE (972) 812-1271 FAX
CIVIL CONSULTANT OF RECORD:	LOBSINGER & POTTS STRUCTURAL ENGINEERS, INC. CONTACT: JUSTIN BRAMMER 1723 E. SOUTHLAKE BLVD., SUITE 200 SOUTHLAKE, TX 76092 (817) 897-3611 PHONE (817) 488-9937 FAX

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.

PAGES OR SHEETS COVERED BY THIS SEAL :

THE FOLLOWING ARCHITECTURAL DRAWINGS SHEETS:

G-0001	A-1000
G-0002	A-1001
G-0003	I-1101

RESPONSIBILITY LEGEND

SB / GC	FURNISHED BY STARBUCKS (WAREHOUSE OR VENDOR DIRECT) / INSTALLED BY GENERAL CONTRACTOR
SB / SB	FURNISHED BY STARBUCKS (WAREHOUSE OR VENDOR DIRECT) / INSTALLED BY STARBUCKS VENDOR
GC / GC	FURNISHED BY GENERAL CONTRACTOR / INSTALLED BY GENERAL CONTRACTOR
LL / LL	FURNISHED BY LANDLORD / INSTALLED BY LANDLORD



Starbucks Coffee Company
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE PLANS AND SPECIFICATIONS, AS WELL AS STARBUCKS' NAME, LOGO, TRADEMARKS, AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF STARBUCKS CORPORATION. ANY REPRODUCTION, MODIFICATION, DISSEMINATION, AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT STARBUCKS' PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

Architect of Record



I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.
BRUCE M. CARLSON



PERMIT SET

SIGNATURE	BRUCE M. CARLSON
DATE ISSUED	5/02/2016
REG. NO.	13057

ISSUE SCHEDULE

5/02/2016	PERMIT SET
	BB 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
3	11.21.16		SPECIAL USE PERMIT - OUTDOOR SEATING - FINAL
4	12.09.16		SPECIAL USE PERMIT - OUTDOOR SEATING - FINAL

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

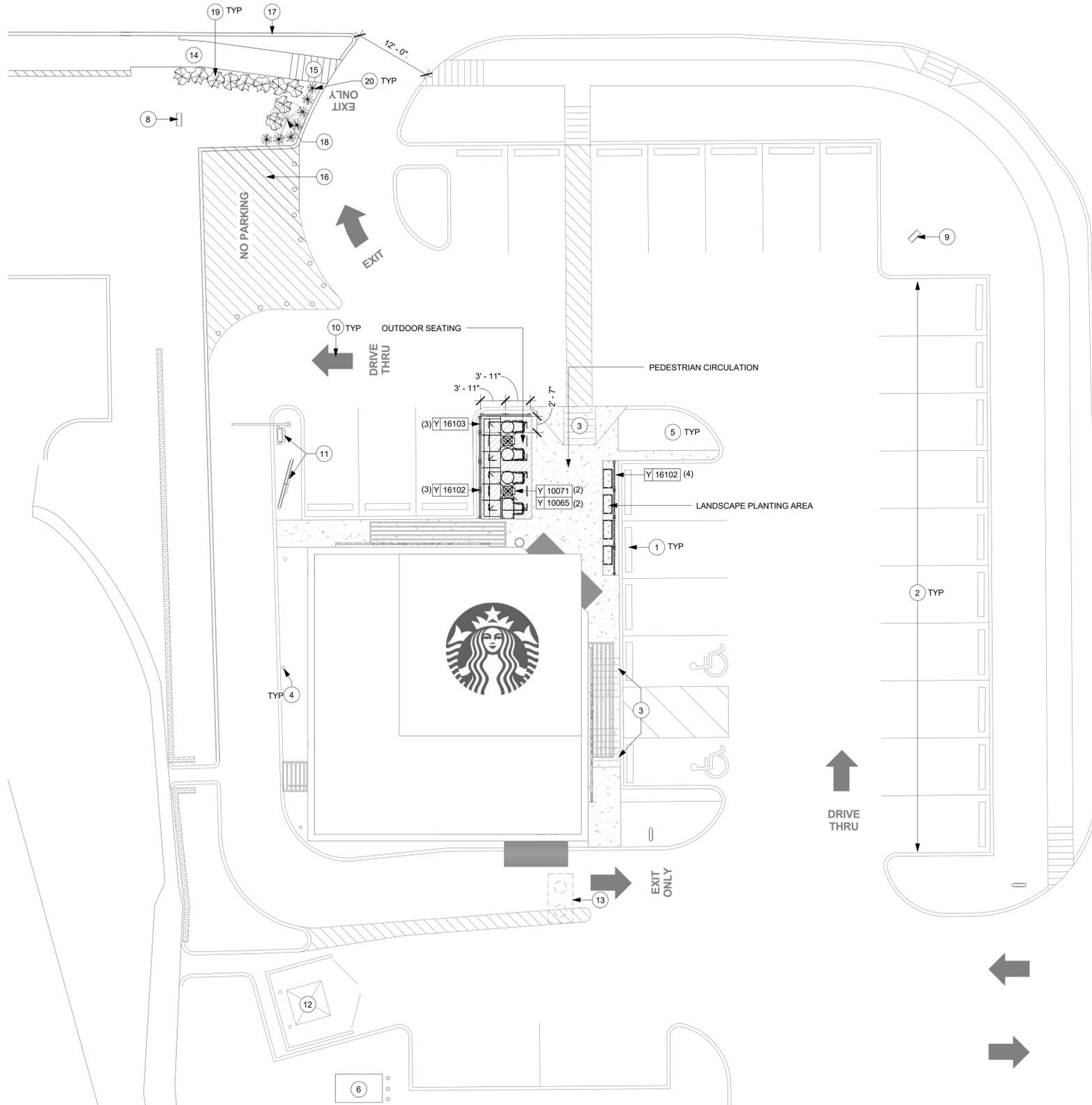
STORE #:	9443
CPN/PROJECT #:	25373-049
CMA PROJECT #:	16104.013
CONCEPT:	MCS/DTE
DESIGN MANAGER:	HYE REE KIM
CONSTRUCTION MANAGER:	KATHY TRAVIS

GENERAL INFORMATION

SHEET NUMBER:
G-0001

ISSUE DATE: 5/02/2016

12/9/2016 3:36:33 PM V:\SBUX\PROJECTS\RENO\16104\16104.013_Midway & Beltline - Addison, TX\Drawings\Work in Progress\16104.013_Midway & Beltline_A_2015_SUP_ONLY.rvt



1 SITE PLAN
Scale: 1" = 10'-0"

SHEET NOTES ①

1. EXISTING WHEEL STOPS
2. EXISTING PARKING STRIPES
3. EXISTING HANDICAP RAMP
4. EXISTING BOLLARD
5. EXISTING LANDSCAPE
6. EXISTING TRANSFORMER
7. EXISTING MENU BOARD
8. EXISTING DIRECTIONAL SIGN
9. EXISTING MONUMENT SIGN
10. EXISTING DIRECTIONAL PAVEMENT GRAPHICS
11. EXISTING DRIVE-THRU EQUIPMENT
12. EXISTING DUMPSTER ENCLOSURE, LOCKABLE USING STEEL GATES OR CHAIN. COORDINATE WITH STARBUCKS CM.
13. APPROXIMATE LOCATION OF EXISTING GREASE TRAP
14. NEW ADA/TAS COMPLIANT SIDEWALK, REFER TO G-0002 AND G-0003
15. NEW ADA/TAS COMPLIANT RAMP, REFER TO G-0002 AND G-0003
16. RESTRIPE "NO PARKING" AS REQUIRED
17. NEW CURB, REFER TO CIVIL
18. NEW CREPE MYRTLE, GC TO VERIFY COMPLIANCE WITH CITY REGULATIONS
19. NEW BOXWOOD SHRUBS, GC TO VERIFY COMPLIANCE WITH CITY REGULATIONS
20. NEW LINDHEIMER GRASS, GC TO VERIFY COMPLIANCE WITH CITY REGULATIONS

ARCHITECTURAL SITE PLAN GENERAL NOTES

- 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

SITE SCHEDULE - "Y"					
DESIGN ID	COUNT	DESCRIPTION	RESP.	BULB	COMMENTS
OTHER					
16102	7	PARTITION MESH WITH WOOD TOP RAIL - 54IN 1370MM	SB / GC		REPLACE METAL MESH WITH WOOD PLANKS
16103	3	PARTITION MESH WITH WOOD TOP RAIL - VARIABLE	SB / GC		REPLACE METAL MESH WITH WOOD PLANKS; REFER TO PLAN
PLANTER					
14451	4	PLANTER - BOX - 36X18X18IN 915X45X45MM - BLACK	SB / GC		
UMBRELLA					
10065	2	UMBRELLA - 6FT 183CM - GREEN CANVAS WITH STARBUCKS WORDMARK F0056	SB / GC		
10071	2	UMBRELLA - BASE FOR 6FT 183CM	SB / GC		



RESPONSIBILITY LEGEND

- SB / GC FURNISHED BY STARBUCKS (WAREHOUSE OR VENDOR DIRECT) / INSTALLED BY GENERAL CONTRACTOR
- SB / SB FURNISHED BY STARBUCKS (WAREHOUSE OR VENDOR DIRECT) / INSTALLED BY STARBUCKS VENDOR
- GC / GC FURNISHED BY GENERAL CONTRACTOR / INSTALLED BY GENERAL CONTRACTOR
- LL / LL FURNISHED BY LANDLORD / INSTALLED BY LANDLORD



Starbucks Coffee Company
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

THESE PLANS AND SPECIFICATIONS, AS WELL AS STARBUCKS' NAME, LOGO, TRADEMARKS, AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF STARBUCKS CORPORATION. ANY REPRODUCTION, MODIFICATION, DISCLOSURE, AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT STARBUCKS' PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.



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
3	11.21.16		SPECIAL USE PERMIT - OUTDOOR SEATING - FINAL
4	12.09.16		SPECIAL USE PERMIT - OUTDOOR SEATING - FINAL

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

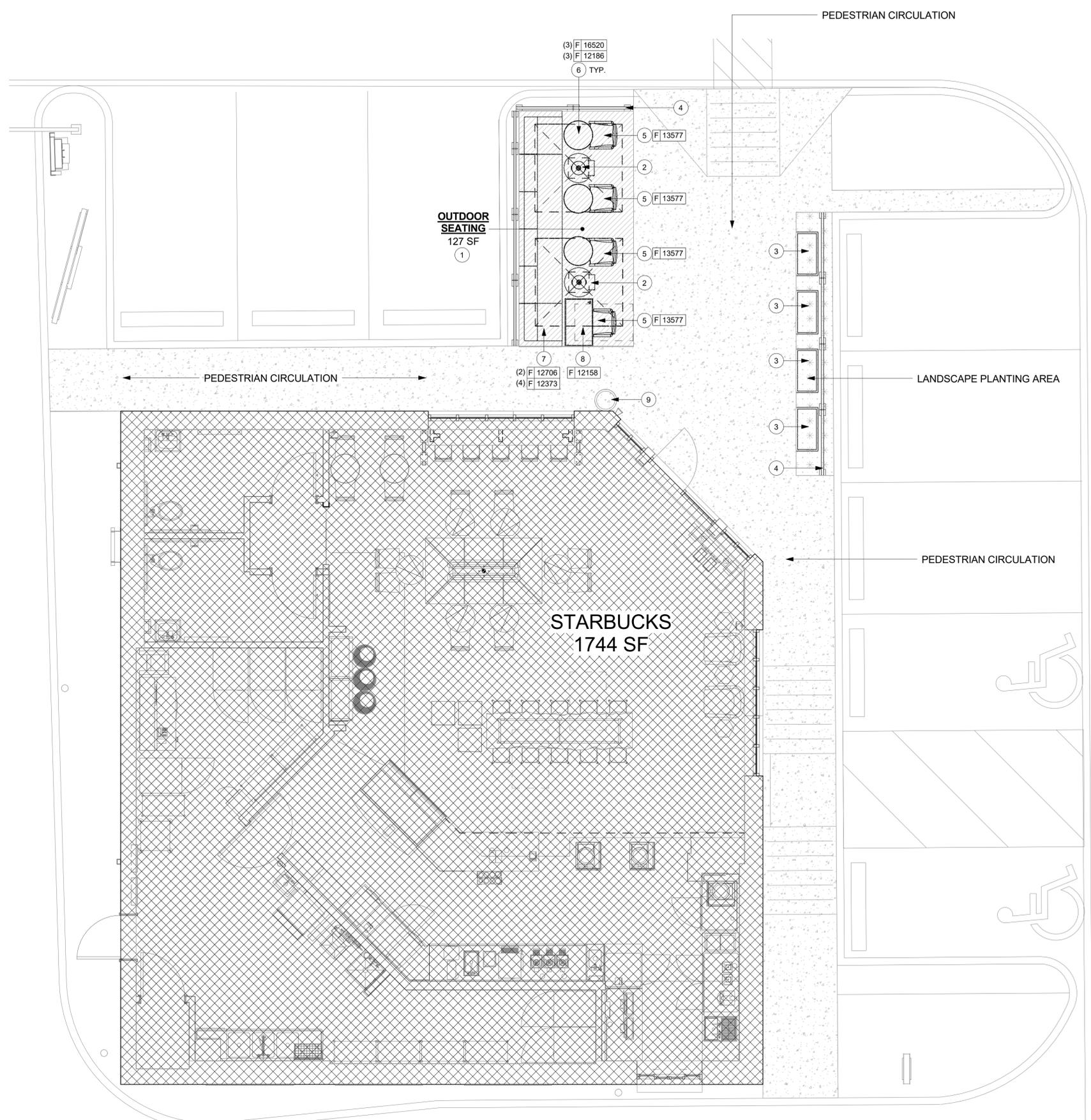
STORE #: 9443
CPN/PROJECT #: 25373-049
CMA PROJECT #: 16104.013
CONCEPT: MCS/DTE
DESIGN MANAGER: HYE REE KIM
CONSTRUCTION MANAGER: KATHY TRAVIS

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER: **A-1001**

ISSUE DATE: 5/02/2016

12/9/2016 3:36:48 PM V:\SBUX\PROJECTS\RENO\16104\16104.013_Midway & Beltline - Addison, TX\Drawings\Work in Progress\16104.013_Midway & Beltline_A_2015_SUP_ONLY.rvt



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

FURNITURE SCHEDULE - "F"				
DESIGN ID	COUNT	DESCRIPTION	RESP.	COMMENTS
CHAIR				
12373	4	CHAIR - LOUNGE ARMLESS BASKET WEAVE - TAUPE WOVEN F0044	SB / GC	
12706	2	CHAIR - LOUNGE BASKET WEAVE SECTIONAL CORNER - TAUPE WOVEN F0044	SB / GC	
13577	4	CHAIR - CAFE MODERN WOVEN SUITE WITH ARMS - BLACK WEAVE F0045	SB / GC	
TABLE				
12158	1	TABLE - ACCESSIBLE METAL SUITE - 39X23IN 990X585MM - SILVER MT0021	SB / GC	
12186	3	TABLE - TOP ROUND - 24IN 610MM - WHITE WITH VEINING CP0002	SB / GC	



Starbucks Coffee Company
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

THESE PLANS AND SPECIFICATIONS, AS WELL AS STARBUCKS' NAME, LOGO, TRADEMARKS, AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF STARBUCKS CORPORATION. ANY REPRODUCTION, MODIFICATION, DISSEMINATION, AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT STARBUCKS' PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

Architect of Record

CMA
 architecture • planning • interior design

I HEREBY CERTIFY THAT THE PORTIONS OF THIS TECHNICAL SUBMISSION BEARING MY SEAL AND SIGNATURE WERE PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF TEXAS.
 BRUCE M. CARLSON



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
3	11.21.16		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

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



Planning & Zoning Commission

Meeting Date: 12/19/2016

Agenda Caption:

PUBLIC HEARING Case 1749-SUP/Skinny Pizza. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5026 Addison Circle, which 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, and to approve a new Special Use Permit for the sale of beer and wine for off-premises consumption, on application from Skinny Pizza, represented by Mr. Joseph Barkate.

Attachments

1749-SUP P&Z Packet

1749-SUP Plans

1749-SUP

PUBLIC HEARING Case 1749-SUP/Skinny Pizza. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5026 Addison Circle, which 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, and to approve a new Special Use Permit for the sale of beer and wine for off-premises consumption.

LOCATION MAP





December 15, 2016

STAFF REPORT

RE: Case 1749-SUP/Skinny Pizza

LOCATION: 5026 Addison Circle

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 and approval of a new Special Use Permit for the sale of beer and wine for off-premises consumption.

APPLICANT: Skinny Pizza, represented by Mr. Joseph Barkate

DISCUSSION:

Background: This address is for the 2,800 square foot space on the ground floor of the mixed-use building to the south of Beckert Park. This property is zoned UC, Urban Center. In 1999, the space was granted Special Use Permits for a restaurant and for the sale of alcoholic beverages for on-premises consumption. These SUPs were originally approved for Pastazio's Pizza, which closed last year. The current Special Use Permits do not allow for any outdoor seating, although the previous tenant did have some.

A new tenant, Skinny Pizza, is in the process of completing their finish out of the space. Skinny Pizza is a new concept based out of New York City focusing on thin-crusts and healthier toppings.

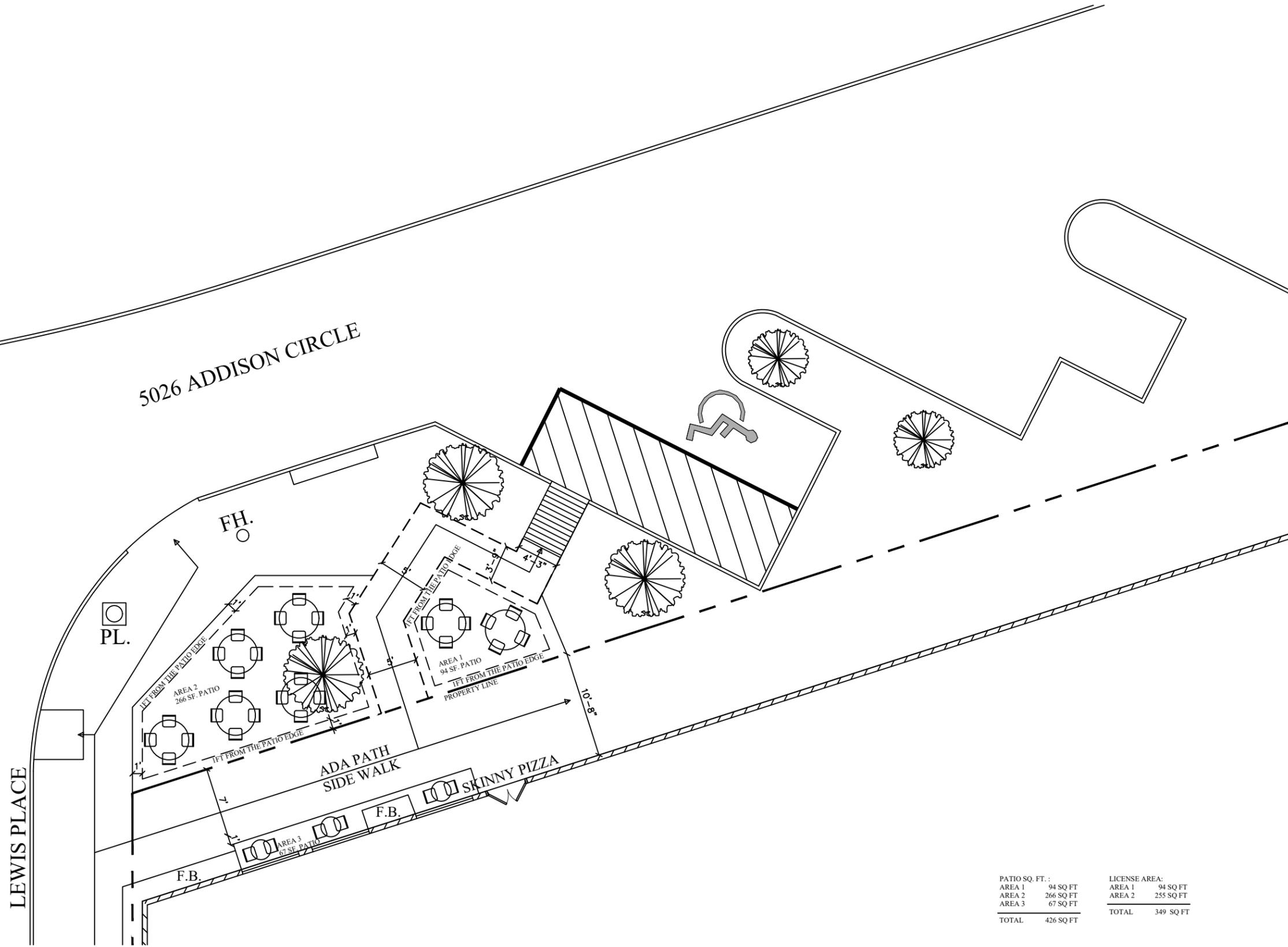
Proposed Plan: The new operator would like to formally request approval for outdoor seating. They are proposing that the existing SUPs be amended to allow for a 426 square foot patio with seating for 34. The majority of this patio, 349 square feet, would be placed within the public right-of-way and would be subject to a license agreement and the right-of-way usage policy adopted by the Town in 2015. 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. There is sufficient parking in Addison Circle to serve the additional square footage and meet code requirements.

Additionally, the applicant is requesting permission to sell beer and wine for off-premises consumption. This would allow them to sell beer and wine as part of their takeout and delivery offerings. This requires a separate Special Use Permit which is permissible in the Urban Center zoning district.

RECOMMENDATION: APPROVAL WITH ONE CONDITION

The area in front of the building is well suited for patio seating while still providing wide sidewalks and ADA accessible pathways. The addition of this patio will help add vibrancy to the street level in Addison Circle. Staff does not foresee any issues with granting permission to sell beer and wine for off-premises consumption in this location. Staff recommends approval of the requests 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.



PATIO SQ. FT. :		LICENSE AREA:	
AREA 1	94 SQ FT	AREA 1	94 SQ FT
AREA 2	266 SQ FT	AREA 2	255 SQ FT
AREA 3	67 SQ FT		
TOTAL	426 SQ FT	TOTAL	349 SQ FT


SITE FLOOR PLAN
 SCALE: 3/32" = 1'-0"

ISSUE RECORD:

DATE:	ISSUED/REVISIONS:

Drawn By: **DFW AUTOCAD**
 15950 N. DALLAS PKWAY
 Dallas, TX 75248
 ph: (214) 235-3713 fax: (815) 366-8014

5026 Addison Cir,
 Addison, TEXAS 75001

SHEET CONTENTS:
SITE PLAN
 DATE: 08-25-2016

I2.10