



## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 16, 2018

6:00 p.m.

Council Chambers, Addison Town Hall  
5300 Belt Line Road, Dallas, Texas 75254

### Pledge of Allegiance

1. Administer the Oath of Office to newly appointed Planning and Zoning Commission Members.
2. Discuss and take action regarding the selection of a Chair and Vice-Chair for the Planning and Zoning Commission.
3. Discuss and take action regarding approval of the minutes of the December 19, 2017 Planning and Zoning Commission meeting.
4. **PUBLIC HEARING** Case 1764-Z/Meridian Square Building 6. Public hearing, discussion, and take action on a recommendation regarding a revised development plan with a waiver to design standards for the development of Meridian Square Building #6 including a site plan, landscape plan, building elevations and floor plans for 24 condominium units in the Urban Center District located at the southwest corner of Airport Parkway and Spectrum Drive.
5. **PUBLIC HEARING** Case 1770-SUP/Porcinos. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5080 Spectrum Drive, Suite 111, which property is currently zoned PD, Planned Development, through Ordinance 083-007, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

6. **PUBLIC HEARING** Case 1771-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 amending the existing Special Use Permit (Ordinance O16-042) to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage.
7. Discuss and take action regarding the process for writing the Planning and Zoning Commission Annual Report to the City Council.

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:

Christie Wilson, January 11, 2018 by 5:00 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**

**Meeting Date:** 01/16/2018

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### **Agenda Caption:**

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.

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**Planning & Zoning Commission**

**Meeting Date:** 01/16/2018

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**Agenda Caption:**

Administer the Oath of Office to newly appointed Planning and Zoning Commission Members.

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**Planning & Zoning Commission**

**Meeting Date:** 01/16/2018

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**Agenda Caption:**

Discuss and take action regarding the selection of a Chair and Vice-Chair for the Planning and Zoning Commission.

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**Planning & Zoning Commission**

**Meeting Date:** 01/16/2018

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**Agenda Caption:**

Discuss and take action regarding approval of the minutes of the December 19, 2017 Planning and Zoning Commission meeting.

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**Attachments**

12-19-17 Minutes

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

December 19, 2017  
6:00 P.M. - Council Chambers  
Addison Town Hall, 5300 Belt Line Road

Present: Chair Debra Morgan; Vice Chair Kathryn Wheeler; Commissioner Stacey Griggs;  
Commissioner Linda Groce; Commissioner John Meleky; Commissioner Jim Robinson;  
Commissioner Tom Schaeffer

### Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the November 21, 2017 Planning and Zoning Commission meeting.

#### Discussion:

Minutes were amended to reflect that there “was” one speaker on Item #2, page 2, instead of “were.”

Moved by Vice Chair Kathryn Wheeler, Seconded by Commissioner Linda Groce

AYE: Chair Debra Morgan, Vice Chair Kathryn Wheeler, Commissioner Stacey Griggs, Commissioner Linda Groce, Commissioner John Meleky, Commissioner Jim Robinson, Commissioner Tom Schaeffer

Passed

2. **PUBLIC HEARING** Case 1768-SUP/BoomerJack's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 401, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

Discussion:

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

Commissioners Tom Schaeffer and Kathryn Wheeler voiced continued concerns over parking at Village on the Parkway. Charles Goff confirmed that the property meets parking requirements, and that there have not been complaints about parking since the valet parking plan was implemented, but this will continue to be closely monitored as future restaurant cases arise.

Commissioner Linda Groce inquired whether the change in elevation on this property affects the outdoor patio and/or walking path. Charles Goff confirmed that the change in elevation occurs outside of this establishment's outdoor area.

Commissioner Jim Robinson inquired about the signage for this establishment. Charles Goff confirmed that signage is not within the purview of zoning but that Chapter 62, Sign Ordinance, of the Town's Code of Ordinances has been discussed with the applicant.

The applicant, Bruce Hvidsten, CFO of Boomerjacks, answered questions from the Commission about the large size and design of the outdoor patio area.

Chair Debra Morgan opened the meeting as a public hearing.

Public Hearing:

There were no speakers on this item.

Chair Debra Morgan closed the public hearing.

Motion: Approval of the proposed rezoning with the following conditions:

- The applicant shall provide a path of travel through the patio and utilize design elements to differentiate the path from the remainder of the patio. These design elements shall be subject to approval by the Zoning Administrator.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Vice Chair Kathryn Wheeler, Seconded by Commissioner John Meleky

AYE: Chair Debra Morgan, Vice Chair Kathryn Wheeler, Commissioner Stacey Griggs, Commissioner Linda Groce, Commissioner John Meleky, Commissioner Jim Robinson, Commissioner Tom Schaeffer

Passed

3. **PUBLIC HEARING** Case 1769-Z/Race Trac. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on the vacant parcel, directly to the east of 15196 Marsh Lane, which property is currently zoned Industrial-1 (I-1), to Local Retail (LR-1), approving a Special Use Permit for the sale of beer and wine for off-premises consumption only, and approving a Special Use Permit for a restaurant in order to allow the existing Race Trac gas station to expand their operations and to create outdoor patio seating.

Discussion:

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

Commissioner Jim Robinson inquired about customers being able to drink alcoholic beverages on the patio. Charles Goff confirmed that the SUP for this establishment would be limited to sales of alcoholic beverages for off premises consumption only.

Commissioner Tom Schaeffer voiced concerns about traffic congestion and circulation with regard to the existing and proposed driveways and their orientations along Arapaho Road. Charles Goff stated that the applicant submitted a Traffic Study, about two hours prior to this meeting, which did not provide enough time for Town's engineer consultant to fully review the document. From Staff's brief overview of the Traffic Study, it appears there are issues with the existing driveway but it does not meet the criteria for warranting a second driveway along Arapaho Road. Staff's main concern with the existing driveway is its proximity to the intersection and location within the right turn lane. The queuing for the intersection in the peak A.M. and P.M hours extends past the driveway. In staff's opinion, removing the existing driveway on Arapaho Road and relocating it further to the East would help to alleviate congestion and provide for better functionality.

Commissioner Linda Groce voiced safety concerns over the difficulty of making a left turn from the existing driveway along Arapaho Road because of the traffic queuing up along that street and the driveway's location within the turning lane.

Commissioner Tom Schaeffer inquired as to why the Town restricts properties to only one driveway. Charles Goff stated that unless otherwise warranted, this restriction has to do with traffic and safety concerns as more driveways on a property create different traffic movements in and off the property within too close of a proximity.

Commissioner Jim Robinson stated that it doesn't seem that the traffic onto the site would significantly change since the number of gas pumps will remain the same.

Chair Debra Morgan voiced a concern regarding the new driveway's proximity to the adjacent property. Charles Goff confirmed that the expectation would be for the driveway to become a shared access for both properties because adding another driveway onto that property would not comply with Town's standards.

Commissioner Jim Robinson inquired about the existing trees on this site. Charles Goff confirmed that some of the trees would need to be removed in order to comply with the Master Transportation Plan's sidewalk requirements, but they will be replaced.

Commissioner Linda Groce inquired about the parking requirement being met by allowing the gas pumps to count as parking spaces. Charles Goff confirmed that this is an accepted method of meeting the parking requirement on gas station sites, and that no parking issues are foreseen for this site.

Laura Hoffmann, Andrew Malzer, and Jody Short the applicant's representatives and engineer, answered questions from the Commission regarding: the potential to make the existing driveway into a right in/right out only to try to mitigate the left turn safety concerns, access only from north bound Marsh Lane or east/west bound Arapaho Road and circulation implications; restricting delivery vehicles to utilize the proposed third driveway; the street and site congestion and failing functionality implications of only the proposed driveway on Arapaho Road; having an access point further away from the intersection providing better functionality and circulation; pedestrian safety concerns; and the maintenance and supervision of the outdoor patio with regard to alcohol consumption.

Commissioner Tom Schaeffer inquired about the Town's standards on prohibiting the proposed third driveway. Charles Goff confirmed that existing driveway would not comply due to its proximity to the intersection, which creates traffic congestion and safety concerns, and its location within Arapaho Road's turning lane. Staff has concerns with the

suggestion to make the existing driveway a right in/right out only. The existing driveway's location within a turn lane may create a situation where drivers think they are turning into a dedicated lane, which results in issues with merging.

Chair Debra Morgan inquired about an existing right in/right out situation on Belt Line Road, from Starbucks. Charles Goff confirmed that an exception was made to accommodate the site's constraints but this has resulted in traffic flow and merging issues in that area.

Commissioner Kathryn Wheeler inquired about making the existing driveway a right in only. Charles Goff confirmed that due to the existing driveway's location within the turning lane, it creates a situation where a vehicle maybe be getting into the turning lane and speeding up to make the right turn onto Marsh Lane while another vehicle is slowing down in order to turn into the Race Trac driveway. Such a situation creates safety concerns.

Commissioner Tom Schaeffer inquired whether the Traffic Study warrants a variance to allow the applicant to keep the noncomplying existing driveway as well as create the proposed driveway along Arapaho Road. Charles Goff again acknowledged that the study's submittal two hours before the meeting did not allow for the Town's engineer consultant to fully review and provide recommendations. However, from Staff's review of the study, keeping the existing driveway and creating a second driveway along Arapaho Road is not warranted or necessary.

Commissioner Linda Groce inquired whether this item should be tabled until the study is fully reviewed by the Town's engineer consultant. Charles Goff stated that more time is necessary to review the Traffic Study completely.

Chair Debra Morgan opened the meeting as a public hearing.

Public Hearing:  
There were no speakers on this item.

Chair Debra Morgan closed the public hearing.

Commissioners Linda Groce and Kathryn Wheeler stated that their preference would be to table this item until the full review of the Traffic Study is completed, and the item returns to the Planning and Zoning Commission for another hearing.

Motion: Approval of the proposed rezoning with the following conditions:

- The property owner shall replat the property prior to the issuance of a building permit.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The Town of Addison shall review the recently submitted traffic engineering study with the applicant to determine if a variance is warranted for a second access point to the property.

Moved by Commissioner Tom Schaeffer, Seconded by Commissioner Jim Robinson

AYE: Chair Debra Morgan, Commissioner Stacey Griggs, Commissioner John Meleky, Commissioner Jim Robinson, Commissioner Tom Schaeffer

NAY: Vice Chair Kathryn Wheeler, Commissioner Linda Groce  
Passed

4. **PUBLIC HEARING** Case 1766-Z/Fish Gallery. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15003 Inwood Rd., which property is currently zoned C-1, to a PD, Planned Development district, allowing all C-1 uses, plus manufacturing and assembly uses, and establishing modified development standards.

Motion: Recess into an Executive Session to hold a private discussion with the City Attorney.

Moved by Commissioner Tom Schaeffer, Seconded by Commissioner Jim Robinson

AYE: Chair Debra Morgan, Vice Chair Kathryn Wheeler, Commissioner Stacey Griggs, Commissioner Linda Groce, Commissioner John Meleky, Commissioner Jim Robinson, Commissioner Tom Schaeffer  
Passed

Executive Session convened at 7:07 p.m.

Open Session reconvened at 7:36 p.m. with no action taken.

Chair Debra Morgan opened the public hearing.

Public Hearing:

There was one speaker in favor of this item. Art Kline, 1600 N. Collins Boulevard #1500, Richardson, TX 75080.

Chair Debra Morgan closed the public hearing.

Motion: Approval of the proposed rezoning with the following conditions:

- The applicant shall dedicate the public road as shown on the site plan.
- The applicant shall increase the glazing on the South and East building elevations.

Moved by Commissioner Jim Robinson, Seconded by Commissioner Linda Groce

AYE: Chair Debra Morgan, Vice Chair Kathryn Wheeler, Commissioner Stacey Griggs, Commissioner Linda Groce, Commissioner John Meleky, Commissioner Jim Robinson, Commissioner Tom Schaeffer

Passed

There being no further business before the Commission, the meeting was adjourned.

## Planning & Zoning Commission

Meeting Date: 01/16/2018

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### Agenda Caption:

**PUBLIC HEARING** Case 1764-Z/Meridian Square Building 6. Public hearing, discussion, and take action on a recommendation regarding a revised development plan with a waiver to design standards for the development of Meridian Square Building #6 including a site plan, landscape plan, building elevations and floor plans for 24 condominium units in the Urban Center District located at the southwest corner of Airport Parkway and Spectrum Drive.

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### Attachments

1764-Z P&Z Packet

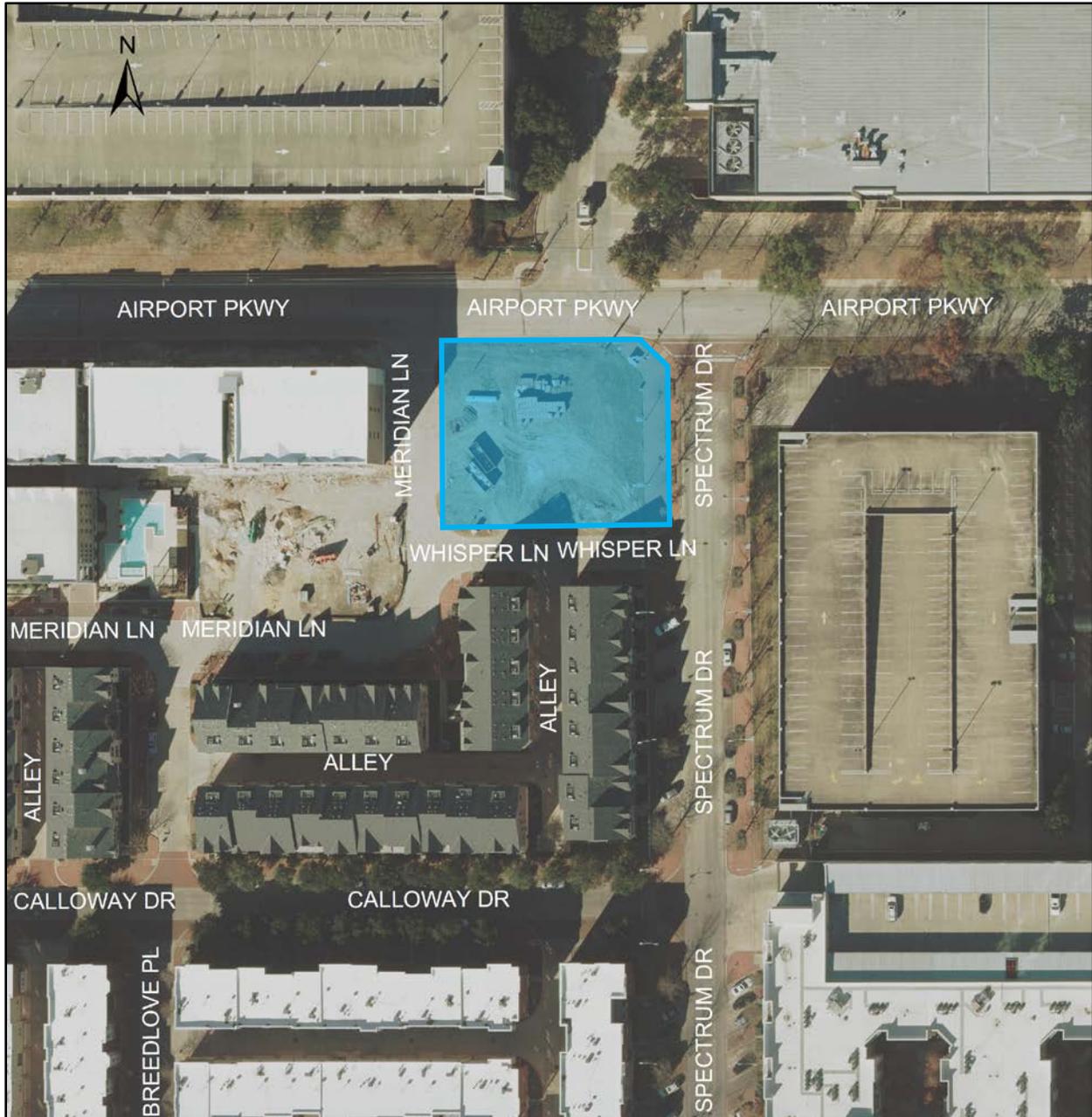
1764-Z Plans

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# 1764-Z

**PUBLIC HEARING** Case 1764-Z/Meridian Square Building 6. Public hearing, discussion, and take action on a recommendation regarding a revised development plan with a waiver to design standards for the development of Meridian Square Building #6 including a site plan, landscape plan, building elevations and floor plans for 24 condominium units in the Urban Center District located at the southwest corner of Airport Parkway and Spectrum Drive.

## LOCATION MAP





January 10, 2018

## STAFF REPORT

RE: Case 1764-Z/Meridian Square Building 6

LOCATION: Southwest corner of Airport Parkway and Spectrum Drive

REQUEST: Approval of a revised development plan with a waiver to design standards, including a site plan, landscape plan, building elevations and floor plans

APPLICANT: Kevin Murphree, Savannah Developers

## DISCUSSION:

Background: This .34 acre site is the last component of the larger 3.98 acre development known as Meridian Square. The development is generally bounded by Airport Parkway, Spectrum Drive, Calloway Drive and Quorum Drive.

In June of 2007, the zoning on the entire property was changed from UC - Commercial sub-district to UC - Residential sub-district through Ordinance 007-016, in order to allow the development of 83 townhome units by Intervest Ventures Group.

In November of 2007, David Weekley Homes received approval for the revision to the proposed plans, for the development of 84 townhome units and approval for several waivers to the design standards for the district, through ordinance 007-040. Although the zoning was approved for the David Weekley Homes product, David Weekley did not purchase the land, and it was later sold to another home builder, Savannah Homes.

In September of 2008, David Weekley Homes and Savannah Homes received approval for revised concept plans, but not the specific condominium buildings or site plan, for the development of 90 condominium and 45 townhome units. This was approved through Ordinance 008-041.

In November of 2008, David Weekley Homes and Savannah Homes received final development plan approval for 90 condominium and 48 townhome units, through Ordinance 008-053, with waivers to design standards. The waivers to design standards for the condominium units included:

1. Waiver to the design standard for minimum width and minimum depth for a lot.
2. Waiver to design standards in order to allow a minimum seven-foot setback against a Category D street (Spectrum Drive), as opposed to the ten-foot setback required by the ordinance.
3. Waiver to design standards in order to allow for not less than 70 percent of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

After that plan was approved, David Weekley backed out of the project and Ryland Homes took over as the developer for the townhomes. In August of 2009, Ryland Homes and Savannah Homes received approval for the development of 90 condominium and 42 townhomes with existing waivers to design standards for the condominium units and revised waivers to design standards for the townhome units, through Ordinance 009-024.

Currently, Savannah Homes has constructed most of the proposed condominiums. At this point the applicant is returning to request additional waivers in order to allow the development of the last phase of Meridian Square, Building #6, on Block D at the southwest corner of Airport Parkway and Spectrum Drive.

Proposed Plan: The submitted development plans include a site plan, floor plans, building elevations, and a landscape plan. The applicant is proposing a 45,582 square-foot, five story building, containing 24 condominium units, ranging from one- to two-bedrooms, from 1,593 to 1,863 square feet.

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The Town of Addison Code of Ordinances provides the following definition:

*Multifamily* is defined as any building, or portion thereof, which is designed, built, rented, leased, or owned by five or more occupants/families living independently of each other and maintaining separate cooking facilities.

In this context, the proposed building, containing 24 condominium units, was evaluated based on the multifamily development standards as set forth by the UC district. The submitted development plans deviate from the development standards as detailed below.

*Lot Dimensions:* The UC district development standards require that multifamily lots be a minimum of 200 feet in width and 200 feet in depth. The proposed lot is approximately 112.47 feet by 133 feet. This does not comply with the requirements, but was previously approved.

*Setbacks:* In the UC district, the minimum setback is defined as a “build-to” line. The build-to line for Category D streets, such as Spectrum Drive, is 10 feet. The proposed building has an 8.7-foot setback along Spectrum Drive. This does not comply with the requirements, but is consistent with previous waivers granted for this development.

*Building Height:* The UC district development standards require that the building shall be a maximum height of 92 feet, with any building component exceeding 50 feet being setback another one foot for every two feet of height. The proposed building height is 61 feet and six inches, without any setback above 50 feet. This does not comply with the requirement and Savannah is requesting a new waiver.

*Minimum Area per Dwelling Unit:* The UC district development standards require that one-bedroom units be at least 700 square feet and two-bedroom units be at least 900 square feet. The proposed one-bedroom units are 1,593 square feet and the proposed two-bedroom units range between 1,754 and 1,863 square feet. This complies with the requirements.

*Maximum Lot Coverage:* The UC district development standards require a maximum lot coverage of 85+ percent. The proposed coverage is approximately 77 percent. This complies with the requirement.

Building Elevations: The UC district development standards require building facades to be a minimum of 90 percent brick or stone. The West façade contains 90.1 percent brick or stone, while the South, North, and East facades range between 72.7 and 86.7 percent brick or stone. This does not comply with the standard requirements, but follows previously approved waivers.

Parking: The UC district requires one parking space per bedroom, with a maximum of two spaces per unit. There is a total of 44 bedrooms, for the 24 units, which requires a minimum of 44 parking spaces and a maximum of 48 parking spaces. The proposed parking garage provides 49 parking spaces. This does not comply with the requirements and Savannah is requesting a new waiver.

Landscaping: The landscape plan shows that the developer is proposing to mimic the requirements found in the UC district for Addison Circle. The landscape plan has been reviewed by the Parks Department and complies with the Town’s Landscape Ordinance. However, Staff noted that the private landscaped areas around the building have not been addressed on the landscape plan, and requested that a note be made on the plan to indicate such landscaping will be provided per staff review and approval prior to the issuance of a building permit. This note has been included on the submitted landscape

plan.

Waivers: The submitted plans indicate requests to waive several design standards

The following waivers were approved through 009-024. Given that they were previously approved, and to remain consistent with the rest of the development, staff recommends that they be approved.

Waiver to the design standard for minimum width and minimum depth for a lot from

Waiver to design standards in order to allow a minimum 8.7-foot setback against a Category D street (Spectrum Drive), as opposed to the 10-foot setback required by the UC district.

Waiver to design standards in order to allow a minimum of 70 percent, instead of 90 percent, of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

The following additional waivers are being requested at this time.

**Waiver of design standards in order to allow maximum building height of 61 feet and six inches without a setback above 50 feet as required by the UC district.**

Given the limited size of this lot and the need to accommodate similar-sized floor plans as the other condominiums in this development, Staff recommends approval of this waiver.

**Waiver of design standards in order to allow one additional parking space resulting in a total of 49 parking spaces, exceeding the maximum of 48 parking spaces that would be allowed for 24 units with 44 bedrooms by the UC district.**

Given the limited size of this lot restricting possible on-street parking spaces and the location of the one extra space within the parking garage, Staff recommends approval of this waiver.

## RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The submitted development plans for the most part reflect the previously approved concepts, with the added waiver request to allow for an additional floor. Staff still believes that the condominiums provide a niche that is missing in Addison Circle that targets the older generation of the Town's residents. The proposed units provide large floor plans with many windows, and will be part of the overall Meridian Square condominium

development, which also provides a court yard and amenity areas. Given that this is the last component of a previously approved development plan, Staff recommends approval of the final development plans subject to the following waivers:

Waiver to the design standard for minimum width and minimum depth for a lot from

Waiver to design standards in order to allow a minimum 8.7-foot setback against a Category D street (Spectrum Drive), as opposed to the 10-foot setback required by the UC district.

Waiver of design standards in order to allow maximum building height of 61 feet and six inches without a setback above 50 feet as required by the UC district.

Waiver to design standards in order to allow a minimum of 70 percent, instead of 90 percent, of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

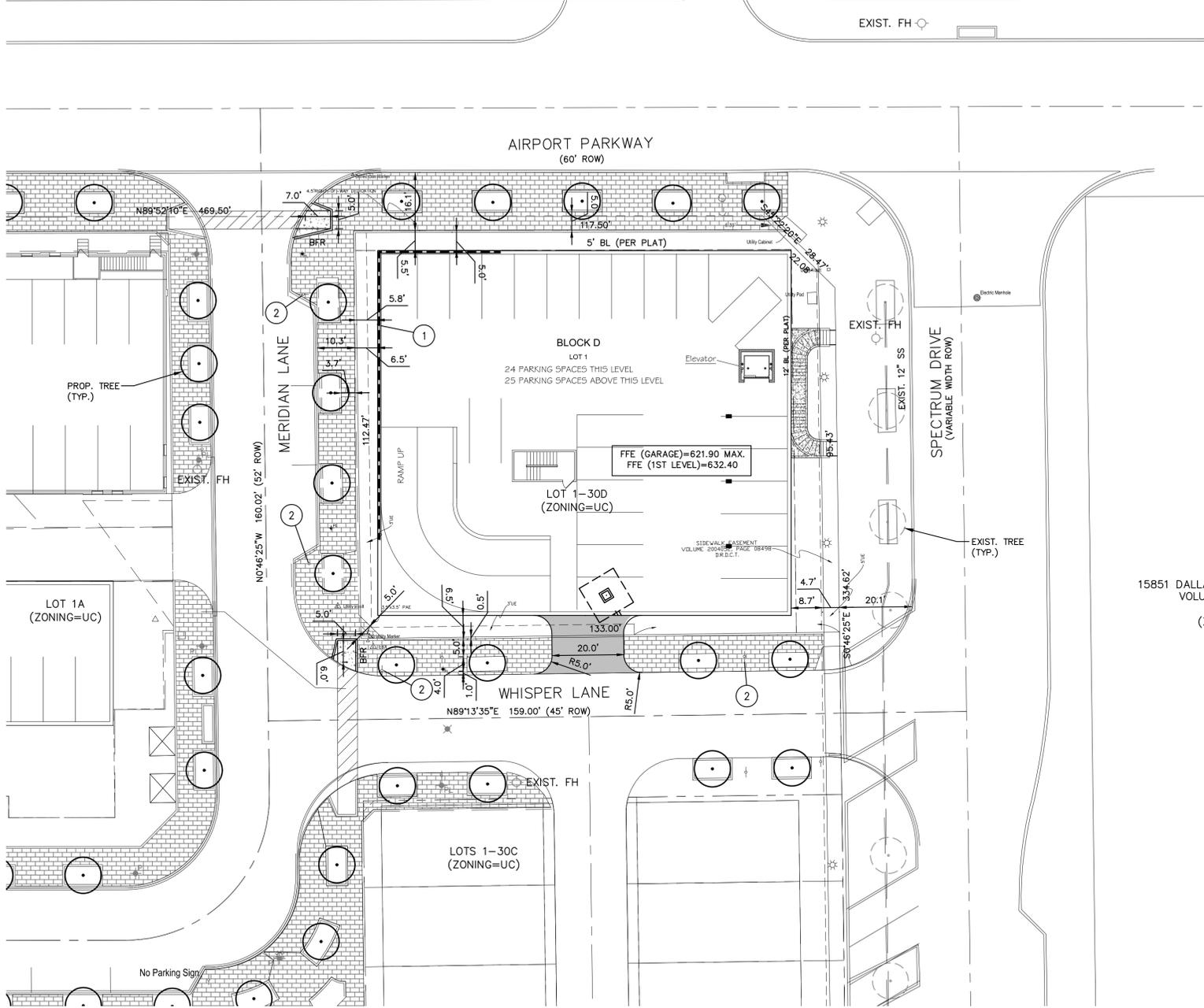
Waiver of design standards in order to allow one additional parking space resulting in a total of 49 parking spaces, exceeding the maximum of 48 parking spaces that would be allowed for 24 units with 44 bedrooms by the UC district.

Staff's recommendation for approval is also subject to the following condition:

- Prior to the issuance of a building permit, the private landscape area around the building shall be reviewed and approved by the Town staff.

HARRIS ADDITION  
VOLUME 78017, PAGE 1067  
M.R.D.C.T.  
(ZONING=PD86-001)

HARRIS ADDITION  
VOLUME 78017, PAGE 1067  
M.R.D.C.T.  
(ZONING=PD86-001)



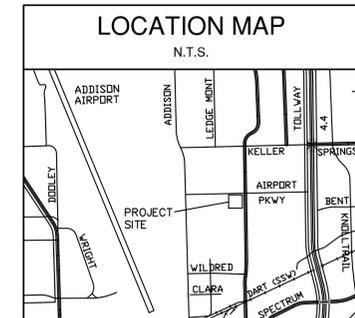
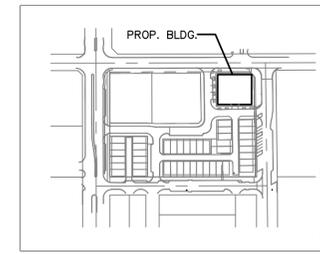
- Town of Addison site plan notes:
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
  - All signage is subject to Town approval.
  - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

SITE DATA SUMMARY TABLE:	
<b>General Site Data:</b>	
Zoning	UC
Proposed Use	Multifamily
Lot Area	0.34 acres or 14,739 S.F.
Building Footprint (square feet)	11,613
Total Building Area-6 Units-12 bedrooms (square feet)	14,661
Building Height (stories)	4 story
Building Height (feet - distance to tallest building element)	50'
Lot Coverage	79%
<b>Parking:</b>	
Parking Ratio Required	1 Stall / bedroom
Required/Provided Parking (1 space/bedroom)	44/49 stalls
HC Accessible Parking Required	N/A
<b>Landscape Area:</b>	
Usable Open Space Required	1,046 S.F.
Usable Open Space Provided	3,126 S.F.
Impervious Surface (SF)	3,126 S.F.

DRAWING LEGEND	
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	PROP. EDGE OF PAVEMENT
---	CURB LINE
---	PROP. STRIPING
---	EASEMENT/SETBACK LINES
[Pattern]	PROP. CONCRETE SURFACE (SIDEWALK OR PAD)
[Pattern]	PROP. PAVERS PER LANDSCAPE PLANS.
[Pattern]	PROP. DRIVEWAY PAVING PER CITY DETAIL THIS SET.
[Symbol]	EXIST. PROP. BFR
[Symbol]	EXIST. RW
[Symbol]	EXIST. HC
[Symbol]	EXIST. T.A.S.
[Symbol]	EXIST. MFR
[Symbol]	EXISTING PROPOSED PROP. BARRIER FREE RAMP
[Symbol]	EXISTING RETAINING WALL
[Symbol]	TYPICAL HANDICAP TEXAS ACCESSIBILITY STANDARDS
[Symbol]	MANUFACTURER

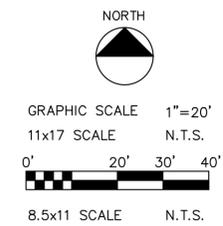
- NOTES:
- ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
  - RE: DETAILS THIS SET FOR PROPOSED PAVING SECTIONS.
  - CONTRACTOR SHALL INSTALL ALL UNDERGROUND PVC CONDUITS PRIOR TO INSTALLING PROPOSED PAVING. RE: UTILITY PLANS (MEP & CIVIL) AND IRRIGATION PLAN FOR PROPOSED CONDUIT LOCATION.
  - ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
  - ALL CURVE RADII ARE 2.5'R UNLESS NOTED OTHERWISE ON THE PLAN.
  - RE: ARCH PLANS FOR EXACT BUILDING DIMENSIONS.
  - UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
  - IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
  - SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
  - RE: ARCH PLANS FOR PROPOSED DUMPSTER LOCATION AND DETAILS. GARBAGE COLLECTION WILL BE PRIVATE.
  - ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR GRADES).
  - SITE IS NOT LOCATED IN A FLOOD PLAIN AREA.
  - RE: GENERAL NOTES AND PAVING DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.



ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
COUNCIL _____	_____
Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

SITE PLAN EXHIBIT FOR:  
MERIDIAN SQUARE—BUILDING 5  
0.34 ACRES  
LOTS 1D  
MERIDIAN SQUARE  
THE TOWN OF ADDISON  
DALLAS COUNTY, TEXAS  
TOWN PROJECT #:  
SITE PLAN



**NOTE TO CONTRACTOR**

CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

**REFERENCE NUMBER NOTES**

- PROP. RETAINING WALL PER GRADING PLAN THIS SET.
- PROP. NO PARKING SIGN BY OTHERS.

15851 DALLAS NORTH PARKWAY ADDITION  
VOLUME 85021, PAGE 1686  
M.R.D.C.T.  
(ZONING=PD84-010)

OWNER/APPLICANT:  
SAVANNAH DEVELOPERS  
KEVIN MURPHREE  
P.O. BOX 2109  
ADDISON, TX 75001  
(214) 325-7960

PREPARED BY:  
**LPSE** Lobinger & Potts Structural Engineering, Inc  
1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092  
817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):  
1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSECTION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71')  
2. SQUARE CUT ON THE NORTHWEST CORNER OF INLET LOCATED ON THE NORTH SIDE OF AIRPORT PKWY. AT TEH CENTERLINE INTERSECTION OF AIRPORT PKWY. & SPECTRUM DR. (ELEV.=619.31')

**NOIFNG, LLC**  
Architect  
rdland@noifng.com  
817.500.2554



FOR PERMIT ONLY

Site Location:  
SOUTHWEST CORNER OF  
SPECTRUM DR. & AIRPORT PKWY.  
ADDISON, TX 75001

A Proposed Residential Project for  
**SAVANNAH DEVELOPERS**  
MERIDIAN SQUARE-BUILDING #6  
TOWN PROJECT #: 17-16

**REVISIONS**

NO.	DATE	DESCRIPTION

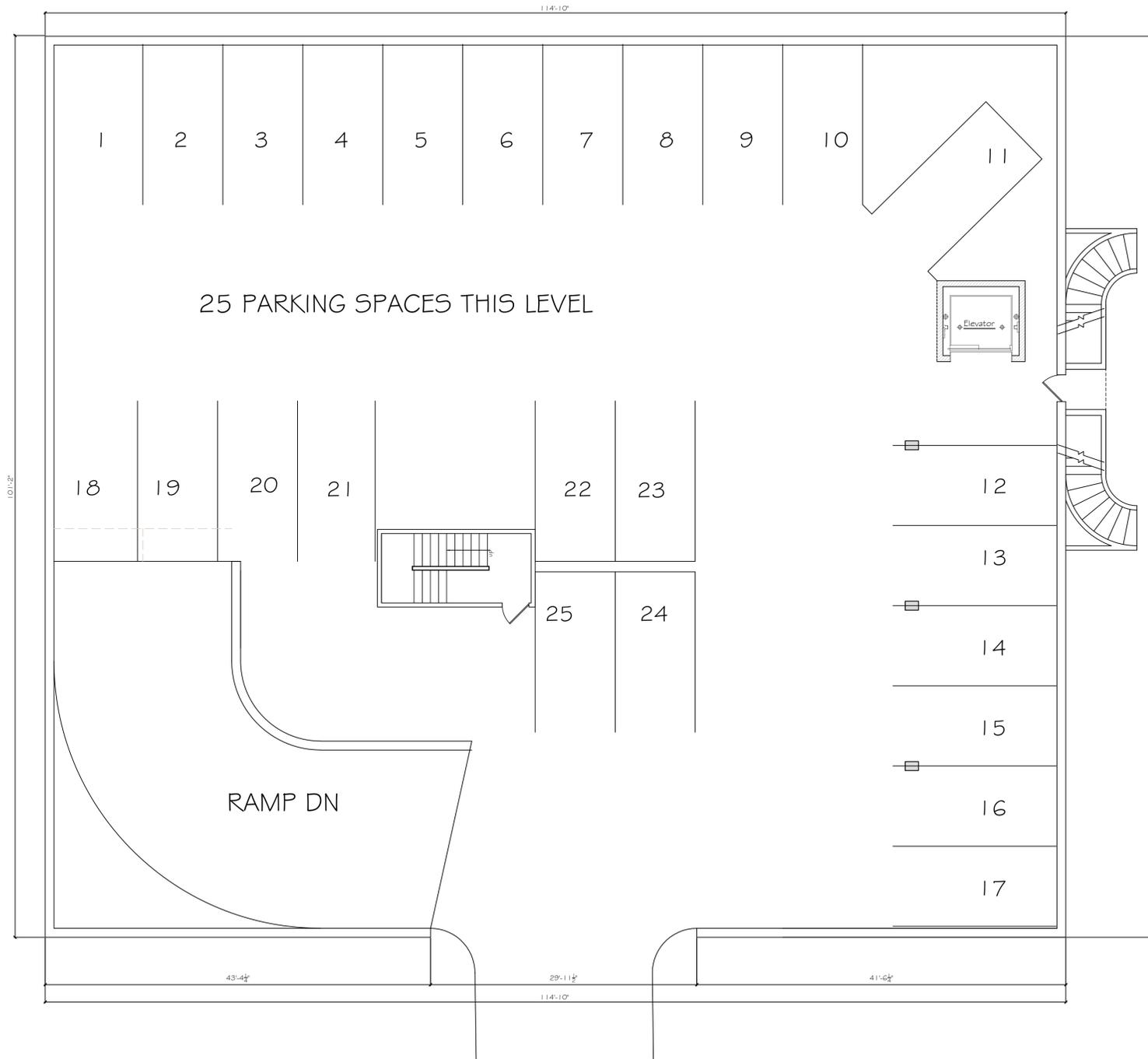
**ISSUES**  
PERMIT

DATE: 12.27.17

SHEET NO.

**SP-1**

OF SHEETS



PARKING INFO:	
# OF TOTAL BEDROOMS:	44
PARKING REQ'D:	44
PARKING PROVIDED:	
SUB-LEVEL 1	25
SUB-LEVEL 2	24
TOTAL PARKING PROVIDED:	49

01 LEVEL 1 GARAGE PLAN: GRADE LEVEL  
 SCALE: 1/8" = 1'-0"



REVISIONS	
09.08.17	
11.13.17	
12.08.17	
12.23.17	

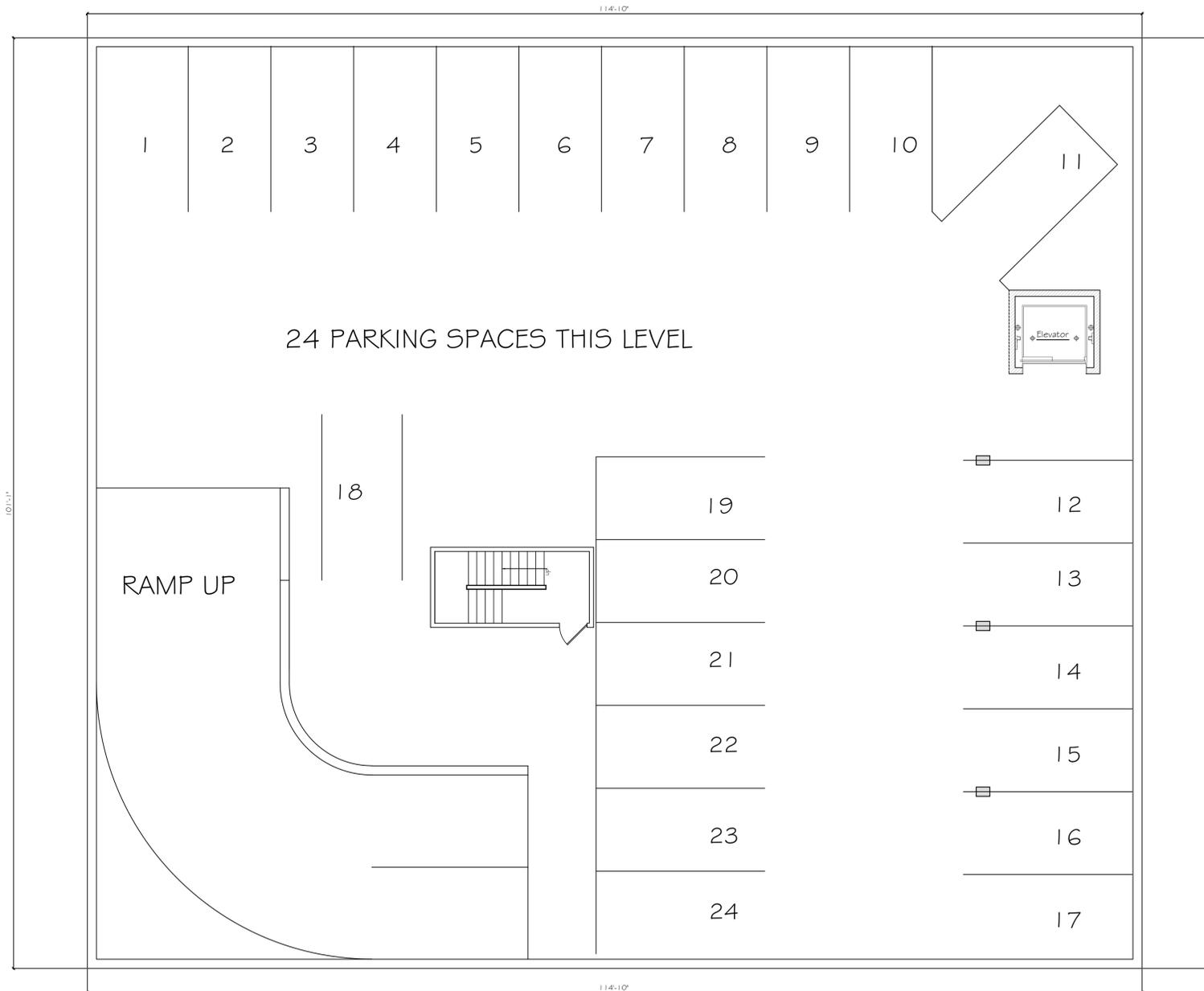
**ISSUES**  
**PERMIT**

DATE: 07.26.17

SHEET NO.

A 1.1

OF SHEETS



PARKING INFO:	
# OF TOTAL BEDROOMS:	44
PARKING REQ'D:	44
PARKING PROVIDED:	
SUB-LEVEL 1	25
SUB-LEVEL 2	24
TOTAL PARKING PROVIDED:	49

01 SUB-LEVEL 1 GARAGE PLAN  
 SCALE: 1/8" = 1'-0"



REVISIONS	
09.08.17	
11.13.17	
12.08.17	
12.23.17	

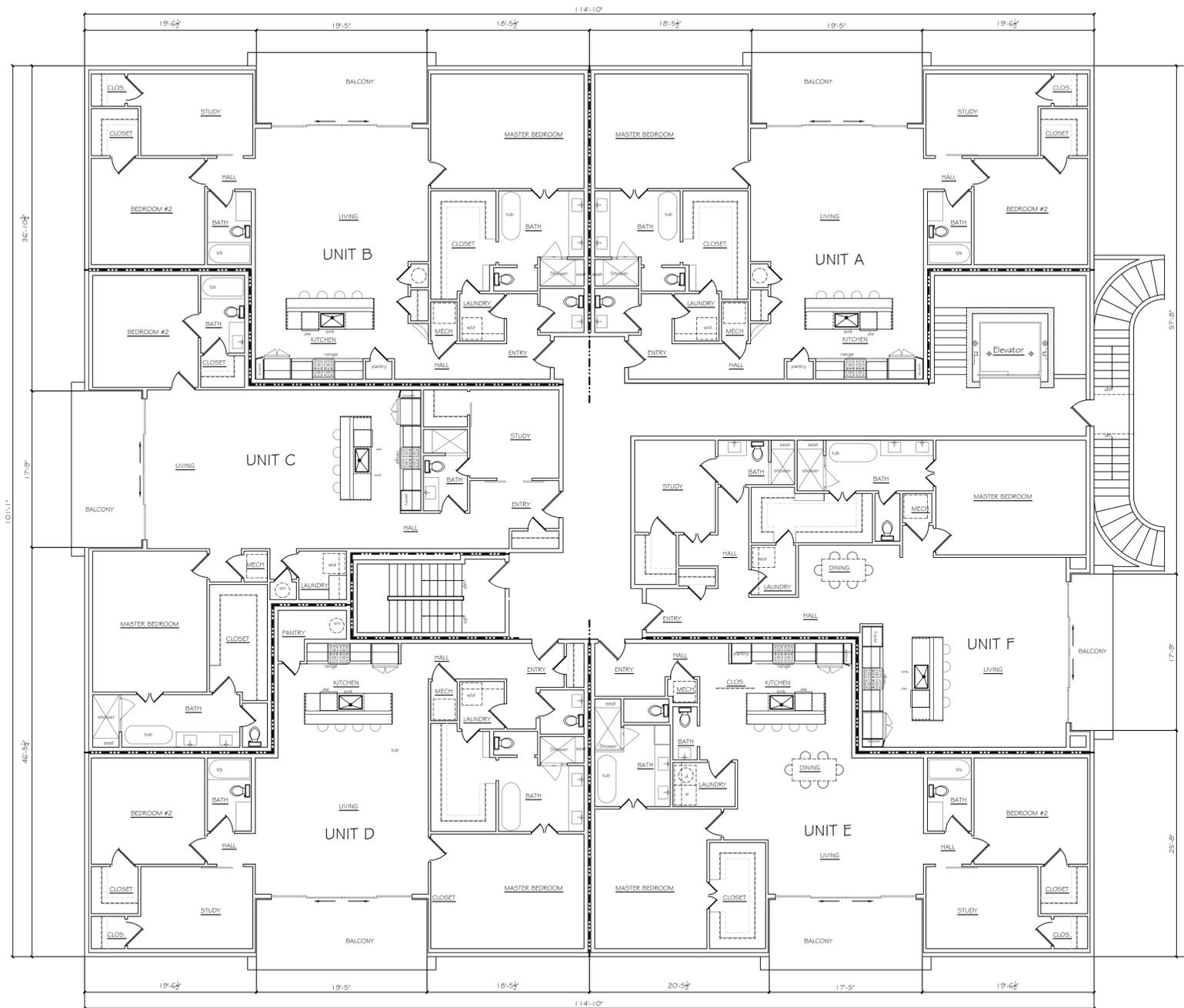
**ISSUES**  
**PERMIT**

DATE: 07.26.17

SHEET NO.

A 1.2

OF SHEETS



**PROJECT INFO:**

4 STORIES OF UNITS  
 24 TOTAL UNITS  
 6 UNITS / FLOOR  
 11 BEDROOMS/FLOOR

TOTAL SF / FLOOR: 11,396SF  
 TOTAL LIVING: 42,968SF(94.3%)  
 TOTAL COMMON: 2,614SF( 5.7%)  
 TOTAL PROJECT: 45,582SF

**UNIT INFO:**

TYPE	QTY	SF	BR'S
UNIT A	4	1837	2
UNIT B	4	1842	2
UNIT C	4	1853	2
UNIT D	4	1863	2
UNIT E	4	1754	2
UNIT F	4	1593	1
<b>TOTALS:</b>	<b>24</b>		<b>44</b>

01 LEVEL 2 BUILDING PLAN: RESIDENTIAL  
 SCALE: 1/8" = 1'-0"



**REVISIONS**

09.08.17
11.13.17
12.08.17
12.23.17

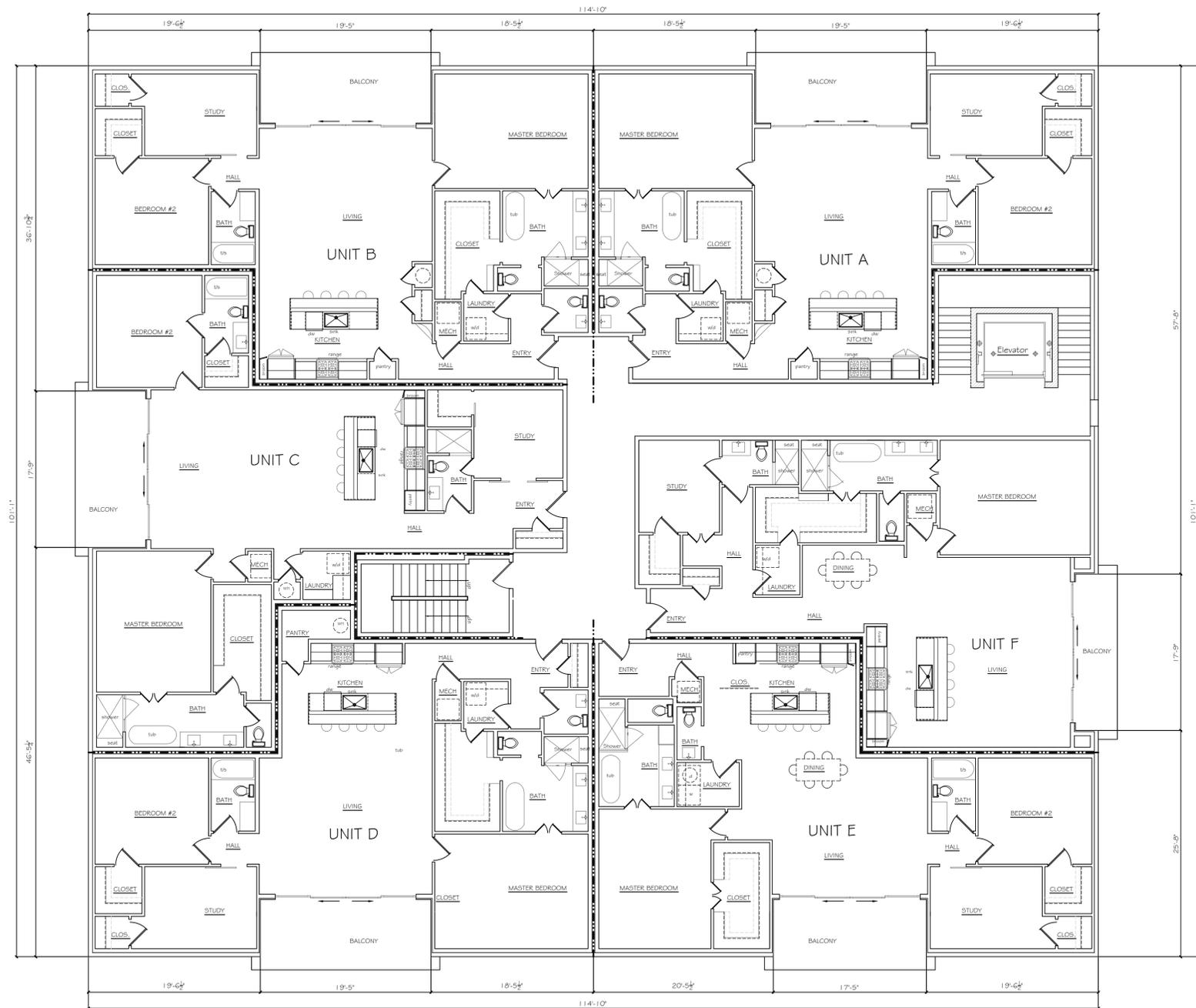
**ISSUES**  
**PERMIT**

DATE: 07.26.17

SHEET NO.

**A 1.3**

OF SHEETS



REVISIONS	
09.08.17	
11.13.17	
12.08.17	
12.23.17	

**ISSUES**  
**PERMIT**

DATE: 07.26.17  
 SHEET NO.





**04 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

KEY	TYPE	SF	%
■	BRICK	2089	30.8
■	STUCCO	1403	20.7
■	STONE	1646	24.3
■	DOORS/WIN.	1648	24.2

- 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.

KEY	TYPE	SF	%
■	BRICK	3484	56.5
■	STUCCO	478	7.7
■	STONE	886	14.3
■	DOORS/WIN.	1325	21.5

**02 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

KEY	TYPE	SF	%
■	BRICK	2142	30.7
■	STUCCO	1403	20.1
■	STONE	1753	25.1
■	DOORS/WIN.	1678	24.1

KEY	TYPE	SF	%
■	BRICK	2765	47.4
■	STUCCO	638	10.9
■	STONE	1410	24.1
■	DOORS/WIN.	1032	17.6

**01 EAST ELEVATION: FRONT**  
SCALE: 1/8" = 1'-0"



REVISIONS
09.08.17
11.13.17
12.08.17
12.23.17
01.02.18

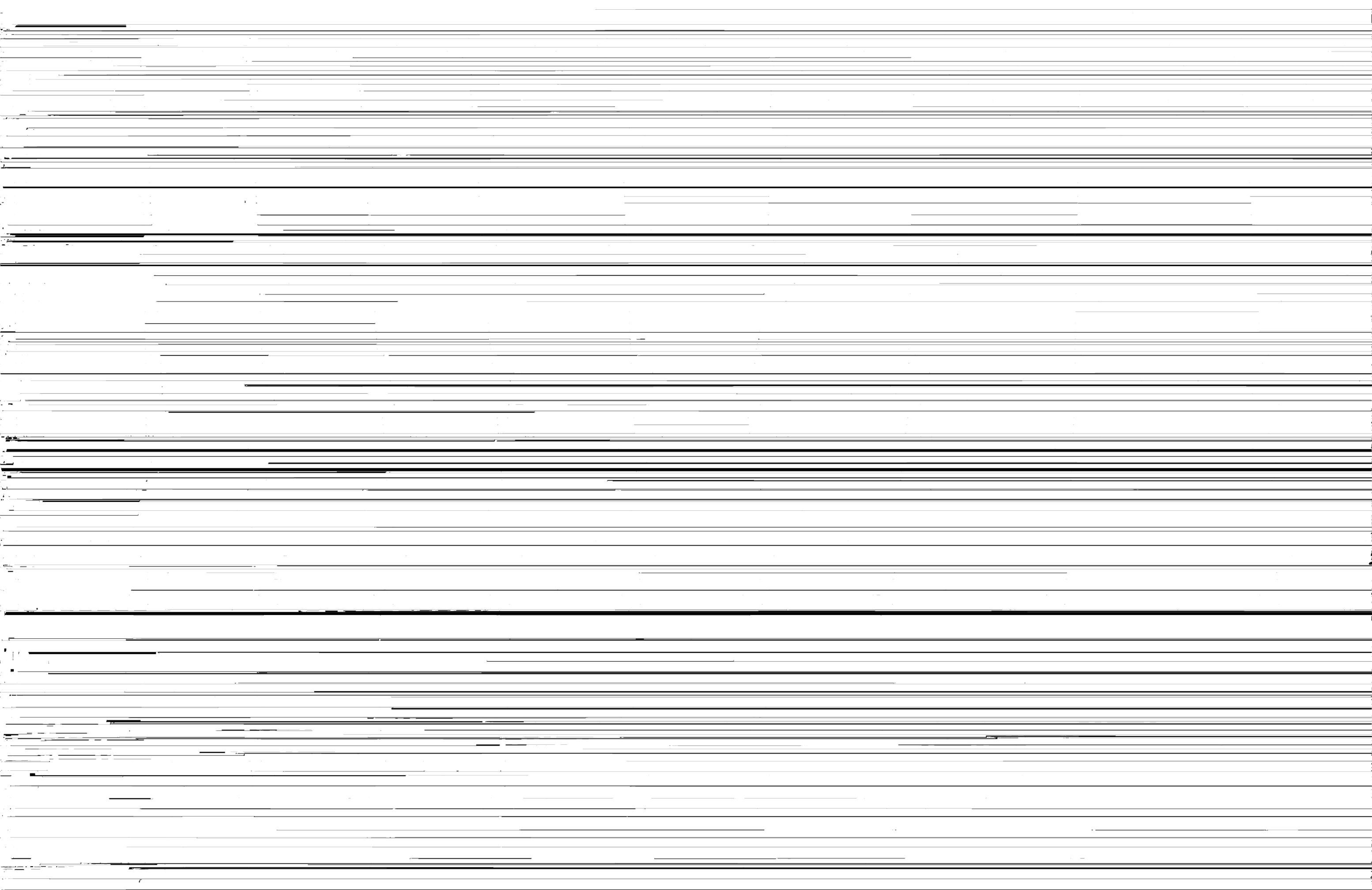
**ISSUES PERMIT**

DATE: 07.26.17

SHEET NO.

**A 3.1**

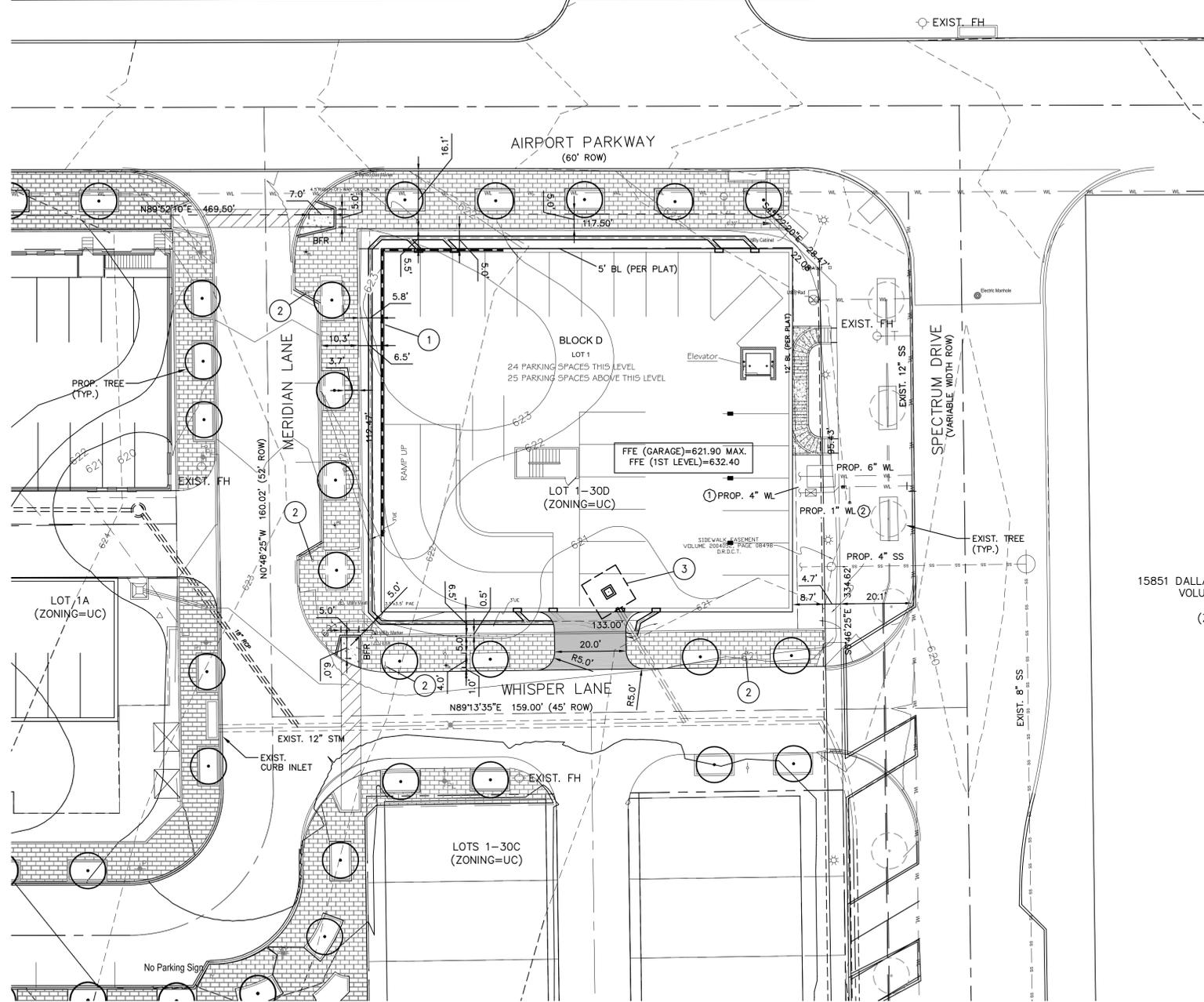
OF SHEETS





HARRIS ADDITION  
VOLUME 78017, PAGE 1067  
M.R.D.C.T.  
(ZONING=PD86-001)

HARRIS ADDITION  
VOLUME 78017, PAGE 1067  
M.R.D.C.T.  
(ZONING=PD86-001)



15851 DALLAS NORTH PARKWAY ADDITION  
VOLUME 85021, PAGE 1686  
M.R.D.C.T.  
(ZONING=PD84-010)

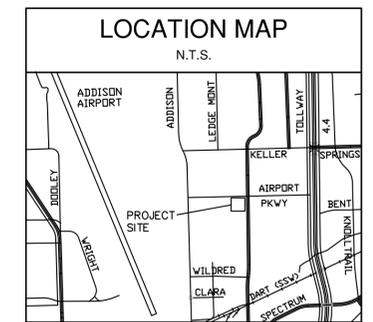
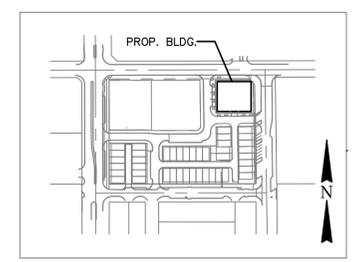
- Town of Addison site plan notes:
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
  - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  - Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
  - All signage is subject to Town approval.
  - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

SITE DATA SUMMARY TABLE:	
<b>General Site Data:</b>	
Zoning	UC
Proposed Use	Multifamily
Lot Area	0.34 acres or 14,739 S.F.
Building Footprint (square feet)	11,613
Total Building Area-6 Units-12 bedrooms (square feet)	14,661
Building Height (stories)	4 story
Building Height (feet - distance to tallest building element)	50
Lot Coverage	79%
<b>Parking:</b>	
Parking Ratio Required	1 Stall / bedroom
Required/Provided Parking (1 space/bedroom)	44/49 stalls
HC Accessible Parking Required	N/A
<b>Landscape Area:</b>	
Usable Open Space Required	1,046 S.F.
Usable Open Space Provided	3,126 S.F.
Imperious Surface (SF)	3,126 S.F.

DRAWING LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. EDGE OF PAVEMENT
	CURB LINE
	PROP. STRIPING
	EASEMENT/SETBACK LINES
	PROP. CONCRETE SURFACE (SIDEWALK OR PAD)
	PROP. PAVERS PER LANDSCAPE PLANS.
	PROP. DRIVEWAY PAVING PER CITY DETAIL THIS SET.
	EXIST. PROP. BFR
	PROP. BARRIER FREE RAMP
	RETAINING WALL
	TYPICAL
	HANDICAP
	TEXAS ACCESSIBILITY STANDARDS
	MANUFACTURER

- NOTES:
- ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
  - RE: DETAILS THIS SET FOR PROPOSED PAVING SECTIONS.
  - CONTRACTOR SHALL INSTALL ALL UNDERGROUND PVC CONDUITS PRIOR TO INSTALLING PROPOSED PAVING. RE: UTILITY PLANS (MEP & CIVIL) AND IRRIGATION PLAN FOR PROPOSED CONDUIT LOCATION.
  - ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
  - ALL CURVE RADII ARE 2.5'R UNLESS NOTED OTHERWISE ON THE PLAN.
  - RE: ARCH PLANS FOR EXACT BUILDING DIMENSIONS.
  - UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
  - IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
  - SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
  - RE: ARCH PLANS FOR PROPOSED DUMPSTER LOCATION AND DETAILS. GARBAGE COLLECTION WILL BE PRIVATE.
  - ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR GRADES).
  - SITE IS NOT LOCATED IN A FLOOD PLAIN AREA.
  - RE: GENERAL NOTES AND PAVING DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.



Water Meter & Sewer Schedule				
I.D.	Type	Size	No. Sewer	Remarks
①	Domestic	4"	1	6" Proposed 4" Water Service Only
②	Irrigation	1"	1	NA Proposed 1" Water Service Only

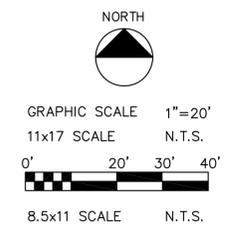
REFERENCE NUMBER NOTES	
①	PROP. RETAINING WALL PER GRADING PLAN THIS SET.
②	PROP. NO PARKING SIGN BY OTHERS.
③	REMOVE EXIST. DROP INLET AND CONNECT TO PROP. ROOF DRAIN SYSTEM PER STORM DRAIN PLAN.

**NOTE TO CONTRACTOR**  
CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

ACTION		
APPROVED	DENIED	
STAFF _____	Date _____	Initials _____
COUNCIL _____	Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

SITE PLAN EXHIBIT FOR:  
MERIDIAN SQUARE—BUILDING 5  
0.34 ACRES  
LOTS 1D  
MERIDIAN SQUARE  
THE TOWN OF ADDISON  
DALLAS COUNTY, TEXAS  
TOWN PROJECT #:  
SITE PLAN



- BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):
- SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSECTION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71')
  - SQUARE CUT ON THE NORTHWEST CORNER OF INLET LOCATED ON THE NORTH SIDE OF AIRPORT PKWY. AT THE CENTERLINE INTERSECTION OF AIRPORT PKWY. & SPECTRUM DR. (ELEV.=619.31')

OWNER/APPLICANT:  
SAVANNAH DEVELOPERS  
KEVIN MURPHREE  
P.O. BOX 2109  
ADDISON, TX 75001  
(214) 325-7960

PREPARED BY:  
**LPSE** Lobinger & Potts Structural Engineering, Inc  
1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092  
817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

**NOIFNG, LLC**  
Architect  
817.300.2994  
noifng@noifng.com



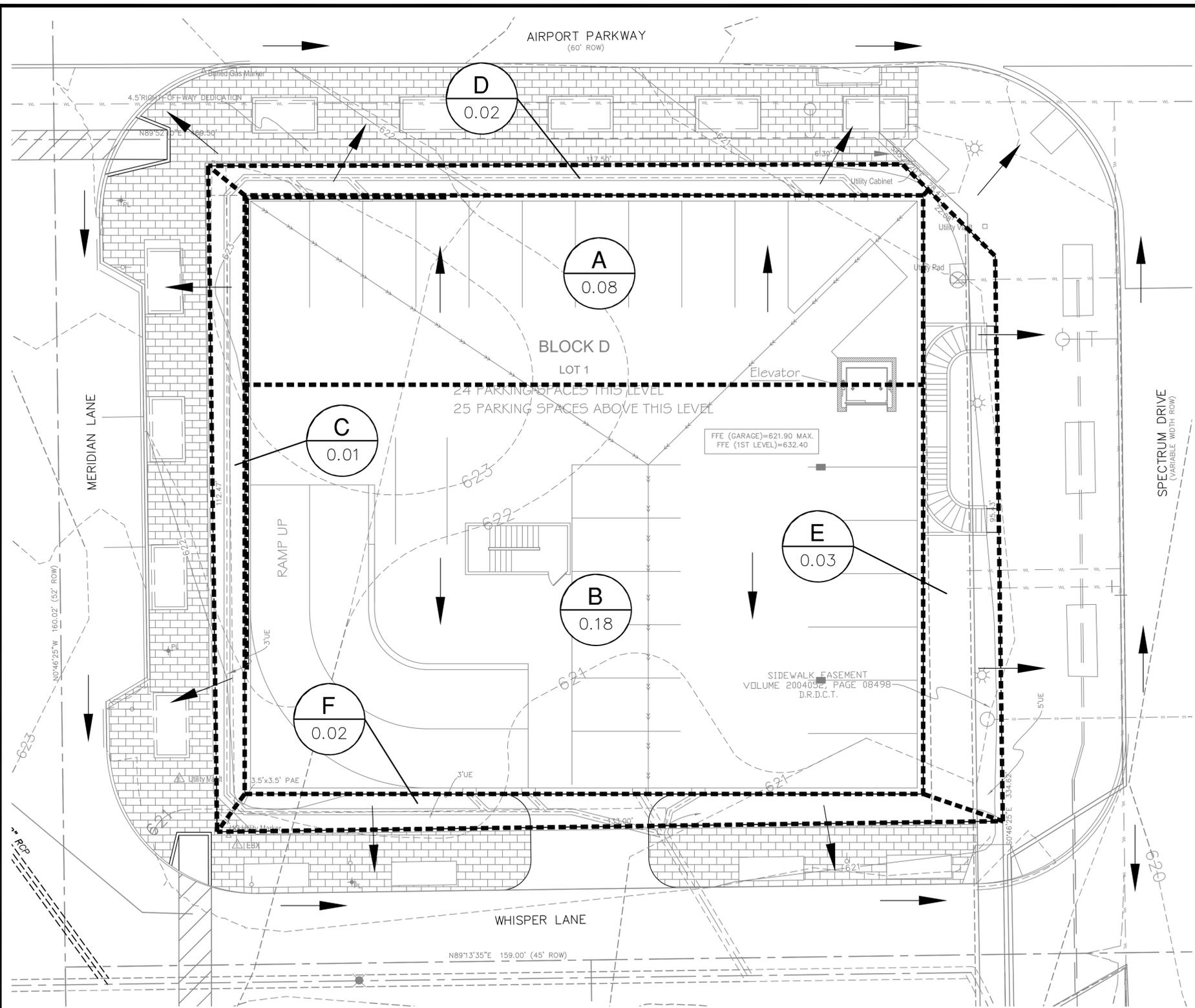
FOR PERMIT ONLY  
Site Location:  
SOUTHWEST CORNER OF  
SPECTRUM DR. & AIRPORT PKWY.  
ADDISON, TX 75001

A Proposed Residential Project for  
**SAVANNAH DEVELOPERS**  
MERIDIAN SQUARE-BUILDING #6  
TOWN PROJECT #: 17-16

REVISIONS	
ISSUES	
PERMIT	

DATE: 12.27.17  
SHEET NO.

**C-2.1**  
OF SHEETS



DRAWING LEGEND	
--- 535 ---	EXIST. CONTOUR LINE
— 535 —	PROP. CONTOUR LINE
-----	DRAINAGE AREA LIMITS
→	DIRECTIONAL FLOW ARROW
(X) X.XX	DRAINAGE AREA NUMBER DRAINAGE AREA (ACRES)

PROP. RUNOFF CALCULATIONS						
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	Q100 (CFS)	Description	
A	0.08	0.90	10	9.27	0.67	Roof to underground
B	0.18	0.90	10	9.27	1.50	Roof to underground
C	0.01	0.90	10	9.27	0.08	Surface to Meridian Lane
D	0.02	0.90	10	9.27	0.17	Surface to Airport Parkway
E	0.03	0.90	10	9.27	0.25	Surface to Spectrum
F	0.02	0.90	10	9.27	0.17	Surface to Whisper Lane.
Total Onsite				0.34	2.84	

**NOTES:**  
 1. DRAINAGE AREA "A" WILL BE TAKEN TO THE EXIST. UNDERGROUND STORM SYSTEM ON WHISPER LANE. THE AREA SHOWN IS DESIGNED TO MATCH THE AREA THAT THE SYSTEM WAS DESIGNED FOR PER THE EXIST. DRAINAGE AREA MAP SHEET THIS SET.  
 2. DRAINAGE AREAS "B" AND "C" WILL SURFACE DRAIN FROM DOWNSPOUTS TO MERIDIAN LANE AND SPECTRUM DRIVE.

**NOIFNG, LLC**  
 Architect  
 817.500.2994  
 noifng@noifng.com



FOR PERMIT ONLY  
 Site Location:  
 SOUTHWEST CORNER OF  
 SPECTRUM DR. & AIRPORT PKWY.  
 ADDISON, TX 75001

A Proposed Residential Project for  
**SAVANNAH DEVELOPERS**  
 MERIDIAN SQUARE-BUILDING #6  
 TOWN PROJECT #: 17-16

REVISIONS	
ISSUES	

DATE: 12.27.17  
 SHEET NO.  
**C-4.2**  
 OF SHEETS

**NOTE TO CONTRACTOR**  
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PROP. DRAINAGE AREA MAP

**LPSE** Lobinger & Potts Structural Engineering, Inc  
 1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092  
 817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):  
 1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSECTION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71)  
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## Planning & Zoning Commission

Meeting Date: 01/16/2018

---

### Agenda Caption:

**PUBLIC HEARING** Case 1770-SUP/Porcinos. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5080 Spectrum Drive, Suite 111, which property is currently zoned PD, Planned Development, through Ordinance 083-007, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

---

### Attachments

1770-SUP P&Z Packet

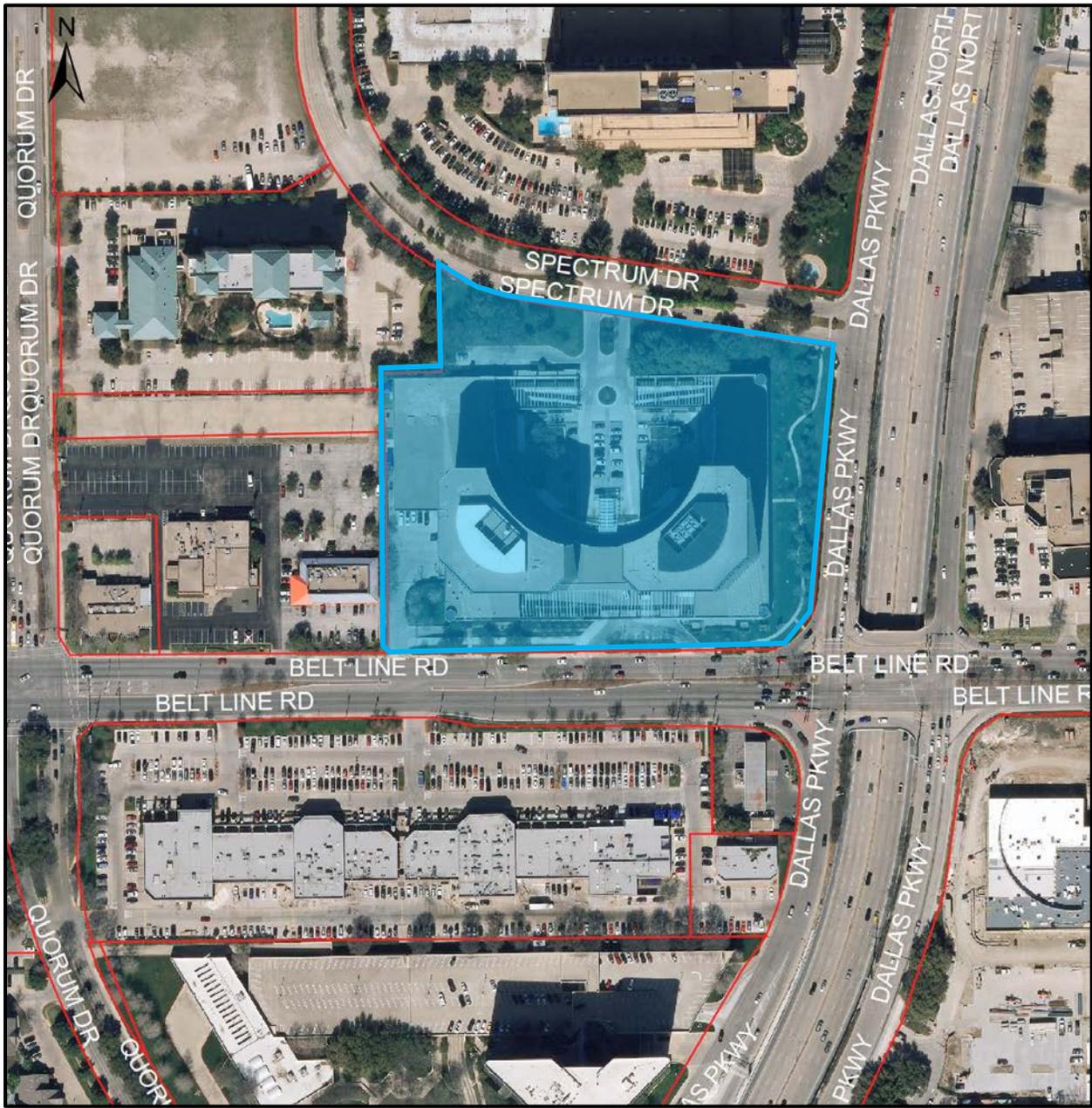
1770-SUP Plans

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# 1770-SUP

**PUBLIC HEARING** Case 1770-SUP/Porcino's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5080 Spectrum Drive, Suite 111, which property is currently zoned PD, Planned Development, through Ordinance 083-007, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

## LOCATION MAP



**INFRASTRUCTURE &  
DEVELOPMENT SERVICES**

16801 Westgrove Drive  
Addison, TX 75001

P.O. Box 9010  
Addison, TX 75001

phone: 972.450.2880  
fax: 972.450.2837

[ADDISONTEXAS.NET](http://ADDISONTEXAS.NET)

**IT ALL COMES  
TOGETHER.**



January 10, 2018

## STAFF REPORT

RE: Case 1770-SUP/Porcinos

LOCATION: 5080 Spectrum Drive, Suite 111

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

APPLICANT: Mondana Taghizadeh

## DISCUSSION:

Background: This location is a ground floor restaurant space at the base of the Spectrum Center office building, bordered by Belt Line Road, Dallas North Tollway, and Spectrum Drive. The property is zoned as Planned Development (PD) 083-007, which allows for office, restaurant, and retail uses.

Porcinos Organic Kitchen and Bar is the first of its kind to the Town of Addison, featuring all organic ingredients in each of the kitchen, cocktail, and wine menus. Porcinos translated from Latin means the “mighty hog.” The applicant states that the Porcinos brand prides itself on highest quality ingredients and decades of expertise. The applicant’s goal is to create a place to gather with friends and be treated to some classic comfort cooking with a global influence in an upscale farmhouse dining room atmosphere. The restaurant will offer a full and unique lunch and dinner menu, with a brunch menu served Saturdays and Sundays.

The applicant currently has two other successful establishments in the Dallas area, Mezze Mediterranean Kouzina and Edith’s French Bistro, both located at Mockingbird Station.

Proposed Plan: The applicant is proposing to occupy a leased space at the southwest corner of the main building, in the space previously occupied by Chaucer's. The floor plan shows a total square footage of 12,293, including a front patio of 1,935 square feet and a new side patio of approximately 3,500 square feet. The plan includes a large kitchen, a large main dining area, a private dining room, two bar areas, interior seating for 236, front patio seating for 48, and side patio seating for 110.

Parking: The property provides a total of 1,715 parking spaces, when you apply the typical parking ratios, the property does not meet current parking requirements. Staff believes that the governing PD 083-007, which specifically allows for 20,000 square feet of restaurant space, 458,937 square feet of office space, and 50,000 square feet of retail space, intends for these uses to share the parking garage on site. Given that the restaurant is also intended to be used by the office workers during the day, and reach peak hours after office hours, Staff believes the existing parking is sufficient for this combination of uses.

Landscaping: The proposed side patio would create approximately 3,500 square feet of decking over an existing green space, which consists of grass, shrubbery, and five trees. Current Landscape Ordinance requires that at least 20 percent of the gross site or lot shall be maintained as landscaped area. Since this property's original approval in 1983, which plans showed approximately 40 percent landscape coverage, it has undergone several changes, such as driveway additions and surrounding road width changes. The property was recently acquired by a new owner without the transfer of all the proper original plans, which has delayed them in providing Staff with the overall Landscape Plan. Without an overall Landscape Plan, Staff is unable to determine whether the proposed side patio would result with the required landscape site coverage.

## RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Porcino's presents a new unique restaurant concept and expansive patio areas that would activate one of the prominent ground floor spaces along Belt Line Road, which is currently vacant.

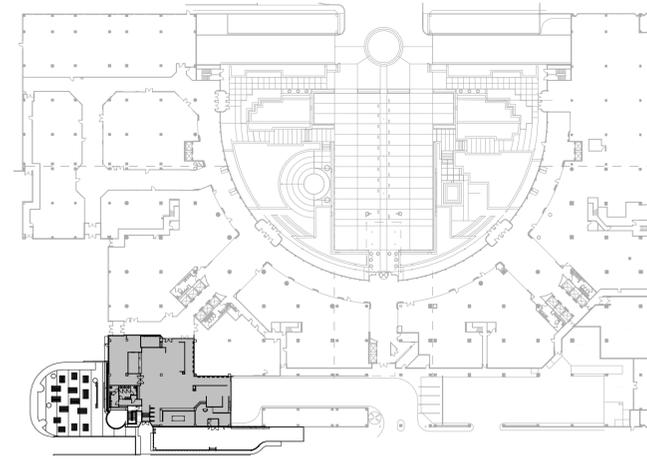
Staff believes that this establishment's operating and peak hours complement the office use within the building, allowing for adequate shared parking and will not cause significant adverse impact on vehicular congestion, circulation, or parking.

Staff recommends approval of the request, subject to the following conditions:

- The approval of the new side patio be contingent on Staff's review and approval of an overall Landscape Plan, providing for at least 20 percent landscape coverage on this site.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



Gross Building = 598,250 SF  
 Office Space = 511,235 SF  
 Lot Size = 7.256 acres  
 Restaurant = 12,293 SF

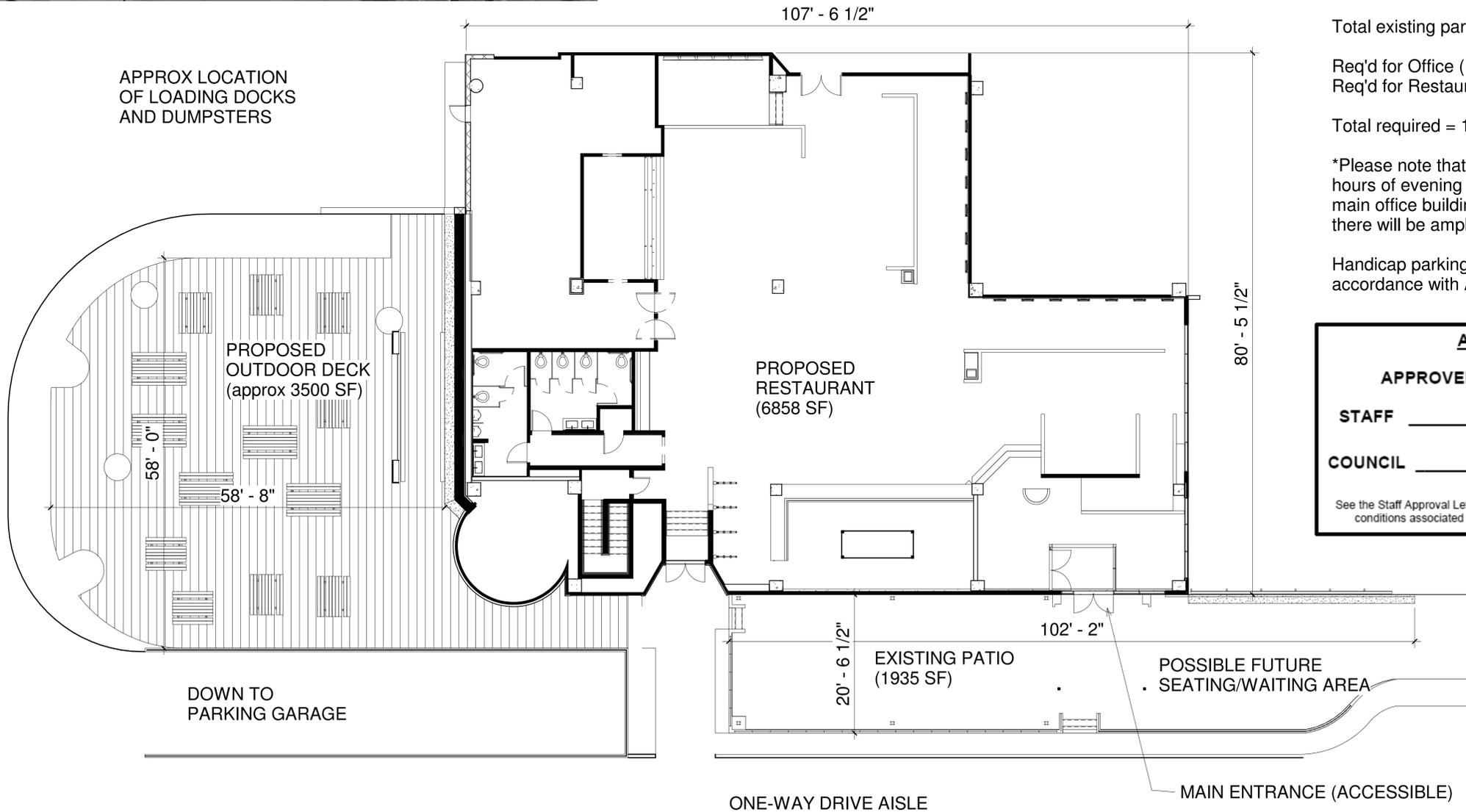


PROPOSED RESTAURANT

APPROX LOCATION OF LOADING DOCKS AND DUMPSTERS

**SITE PLAN NOTES**

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to Town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.



Total existing parking spaces = 1715  
 Req'd for Office (1/300) = 1704  
 Req'd for Restaurant (1/100) = 123\*  
 Total required = 1827\*

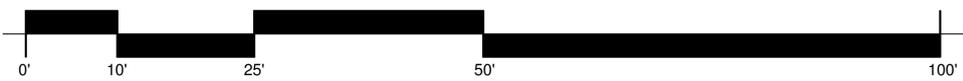
\*Please note that peak restaurant hours of evening and night will be after main office building has closed and there will be ample parking.

Handicap parking is provided in accordance with ADA standards.

ACTION		
APPROVED	DENIED	
STAFF	Date	Initials
COUNCIL	Date	Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

*Overall Concept Plan & Location Map*  
 Scale: 1" = 10'-0"



This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)

No.	Description	Date

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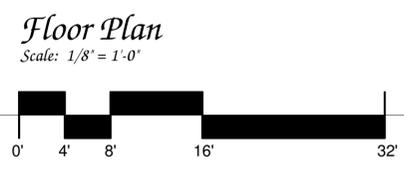
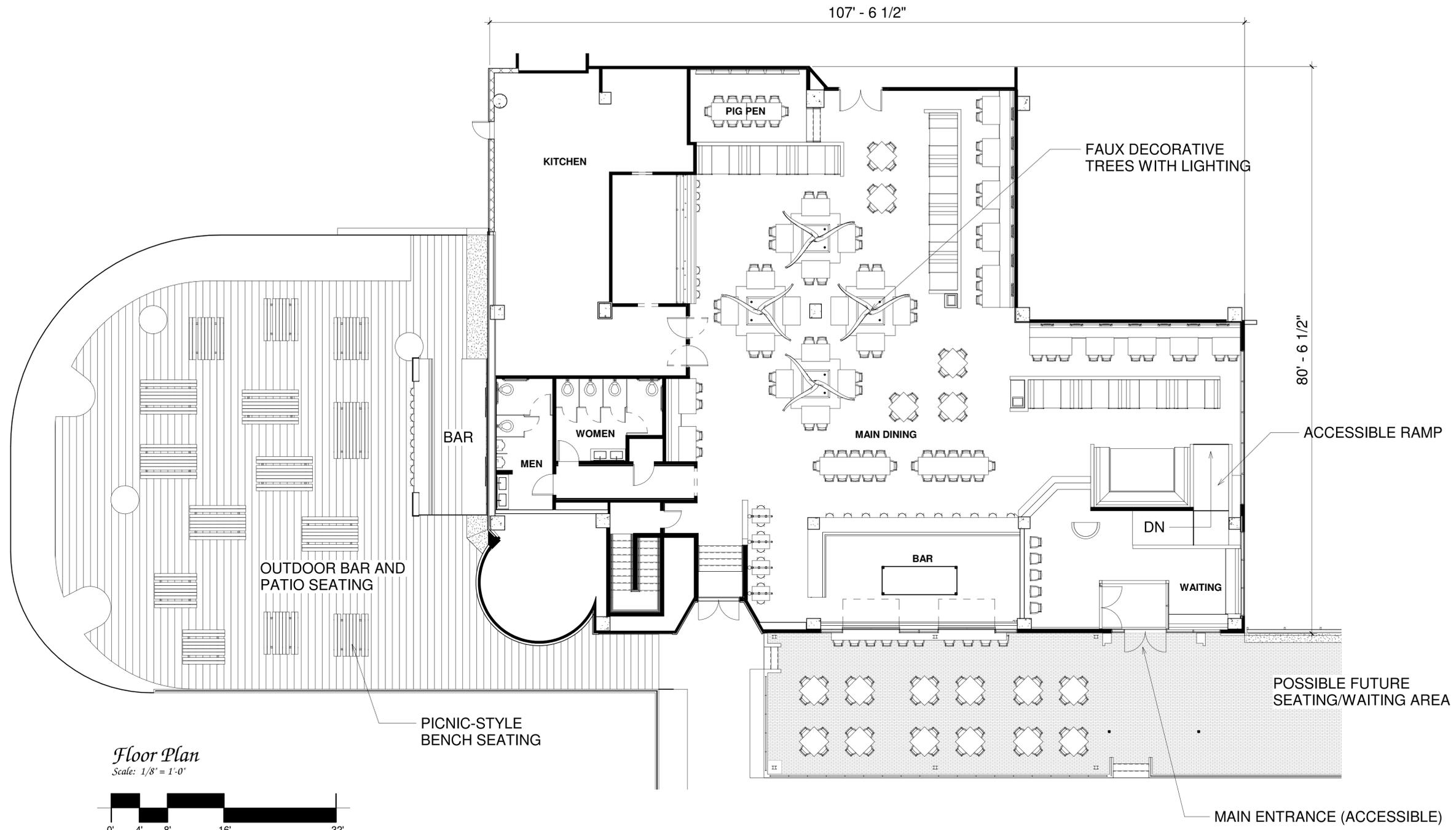
**Porcino's Restaurant**  
 Property Owner: Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001  
 Contact: Jim Barron | 972-731-2308

**Thomas J. Brennan ARCHITECTS**  
 3803 Parkwood Blvd Suite 700  
 Frisco, Texas 75034  
 972-867-3948  
 Fax: 972-378-9416

Sheet: **A01**  
 17419







SEATING PROGRAM	
INTERIOR	236
FRONT PATIO	48
DECK/BAR	110
<b>TOTAL</b>	<b>394</b>

Restaurant Areas  
 Indoor Dining = 6858 SF  
 Front Patio = 1935 SF  
 Deck/Bar = 3500 SF  
 Total = 12,293 SF

ACTION		
APPROVED	DENIED	
STAFF	_____	_____
	Date	Initials
COUNCIL	_____	_____
	Date	Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)

Restaurant Floor Plan

No.	Description	Date



# Porcino's Restaurant

Property Owner:  
Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001

Contact:  
Jim Barron | 972-731-2308

Thomas J. Brennan  
ARCHITECTS

3803 Parkwood Blvd  
Suite 700  
Frisco, Texas 75034  
972-867-3948  
Fax: 972-378-9416

**Planning & Zoning Commission**

**Meeting Date:** 01/16/2018

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**Agenda Caption:**

**PUBLIC HEARING** Case 1771-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 amending the existing Special Use Permit (Ordinance O16-042) to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage.

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**Attachments**

1771-SUP P&Z Packet

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# 1771-SUP

**PUBLIC HEARING** Case 1771-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 amending the existing Special Use Permit (Ordinance O16-042) to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage.

## LOCATION MAP





January 10, 2018

## STAFF REPORT

RE: Case 1771-SUP/Meso Maya  
LOCATION: 5280 Belt Line Road  
REQUEST: Approval of an amendment to an existing Special Use Permit to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage  
APPLICANT: Jill Boyd, Meso Maya II LLC

### DISCUSSION:

Background: This is a 1.104 acre site located at the southwest corner of Belt Line Road and Montfort Drive. The site went through the rezoning process in 2016 and a Special Use Permit was approved for a new restaurant and for the sale of alcoholic beverages for on premise consumption only. The Special Use Permit through Ordinance O16-042, carried the typical condition for restaurant ordinances in the Town of Addison, restricting the use of any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

The proposed new restaurant space, Meso Maya, has since been undergoing renovations and is almost ready to open for business. However, when the applicant's sign contractor submitted the exterior sign permit application for Meso Maya Comida y Copas, it was rejected because it contained the word "copas."

Current Request: Meso Maya is returning with a request to allow the use of the restaurant chain's tag line "comida y copas." In order to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage, the applicant is proposing to amend the existing Special Use Permit, Ordinance O16-042, by removing Section 3(i):

*The establishment shall not use the term "bar", "tavern", or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.*

The explanation provided by the applicant states that the phrase “comida y copas” is part of the Meso Maya brand and trademarked logo, which focuses on the MesoAmerican culinary heritage, with the intent to promote food sales not alcohol sales. The applicant also submitted their Brand Story about Meso Maya Comida y Copas reflecting the brand’s focus on promoting the MesoAmerican culinary heritage. The applicant argues that implication and connection to alcohol is over-reaching.

Staff looked at Oxford Dictionaries, Word Reference, SpanishDict, Collins English-Spanish Dictionary, Cambridge Spanish-English Dictionary, and Linguee for the translation of the word “copas.” In accordance with the sources referenced above, the literal translation of the word “copas” mean cups, drinks, glasses, or goblets. When the phrase “comida y copas” is translated as a whole, it translates to “food and drinks.” Furthermore, “copas” is used commonly by Spanish speakers colloquially to mean alcoholic beverages.

The P&Z and Council have, on other occasions, allowed alcoholic beverage terms in exterior signs. Brew-pub restaurants have been allowed to have the term “brewery” on their exterior signs, On the Border was allowed to keep the term “cantina” on its exterior sign, and more recently Vernon’s Gastropub was allowed to amend their Special Use Permit to remove such restriction, with the reasoning being a genuine attempt to improve the overall quality of the business.

#### RECOMMENDATION: **DENIAL**

This provision has been a practice of the Town since alcohol sales were originally approved in the 1970s. The Planning and Zoning Commission reviewed this policy in 2011 and instructed staff to continue prohibiting this type of language in exterior signage for restaurants. Based on past decisions and guidance from administration, Staff believes that in this context, the full phrase “comida y copas” implies alcoholic beverages. Staff recommends denial of the applicant’s request to amend Special Use Permit Ordinance O16-042, Section 3(i) in order to delete a special condition prohibiting the use of any terms (such as “bar”, “tavern”, etc.) or graphic depictions which relate to alcoholic beverages in any exterior signs.

**Planning & Zoning Commission**

**Meeting Date:** 01/16/2018

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**Agenda Caption:**

Discuss and take action regarding the process for writing the Planning and Zoning Commission Annual Report to the City Council.

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