



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 20, 2018

6:00 p.m.

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

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the January 16, 2018 Planning and Zoning Commission meeting.
2. **PUBLIC HEARING** Case 1772-SUP/Ascension. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14555 Dallas Parkway, which property is currently zoned PD, Planned Development, through Ordinances O16-028 and O17-05, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premise consumption only.
3. Discuss and take action on the 2017 Planning and Zoning Commission Annual Report.

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:

Caitlan Biggs, 2/15/2018 by 5:00pm

**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: 02/20/2018

Agenda Caption:

Discuss and take action regarding approval of the minutes of the January 16, 2018 Planning and Zoning Commission meeting.

Attachments

January 16, 2018 P&Z Minutes

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

January 16, 2018
6:00 P.M. - Council Chambers
Addison Town Hall, 5300 Belt Line Road

Present: Chair Kathryn Wheeler; Vice Chair Linda Groce; Commissioner Jerry Dougan;
Commissioner John Meleky; Commissioner Denise Quintanilla; Commissioner Eileen
Resnik

Absent: Commissioner Tom Souers

Pledge of Allegiance

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

Interim City Secretary Christie Wilson administered the Oath of Office to Commissioner Jerry Dougan, Commissioner Denise Quintanilla, and Commissioner Eileen Resnik.

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

Motion: Nominate Kathryn Wheeler as the Chair of the Planning and Zoning Commission.

Moved by Commissioner Linda Groce, Seconded by Commissioner Denise Quintanilla

AYE: Commissioner Jerry Dougan, Commissioner Linda Groce, Commissioner John Meleky, Commissioner Denise Quintanilla, Commissioner Eileen Resnik, Commissioner Kathryn Wheeler

Other: Commissioner Tom Souers (ABSENT)

Passed

Motion: Nominate Commissioner Linda Groce as the Planning and Zoning Commission Vice Chair.

Moved by Commissioner John Meleky, Seconded by Commissioner Eileen Resnik

AYE: Chair Kathryn Wheeler, Commissioner Jerry Dougan, Commissioner Linda Groce, Commissioner John Meleky, Commissioner Denise Quintanilla, Commissioner Eileen Resnik

Other: Commissioner Tom Souers (ABSENT)

Passed

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

Motion: Approval of minutes as presented.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner Jerry Dougan

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Denise Quintanilla, Commissioner Eileen Resnik

Other: Commissioner Tom Souers (ABSENT)

Passed

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.

Discussion:

Charles Goff, Assistant Director of Development Services and Planning, presented the Staff Report.

The applicant's representative, Mathew Alexander, presented and answered questions from the Commission about parking garage security and design consistency among the entire Meridian Development.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:
There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of Development Plans subjects to the following waivers:

- Waiver to the design standard for minimum lot width and depth.
- 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.
- Wavier 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.

And 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.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner John Meleky

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Denise Quintanilla, Commissioner Eileen Resnik

Other: Commissioner Tom Souers (ABSENT)

Passed

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.

Discussion:

Charles Goff, Assistant Director of Development Services and Planning, presented the Staff Report.

The applicant's representative, Jim Barron, with Granite Properties, answered questions from the Commission about side patio shading as well as possible ways to improve access to the proposed restaurant.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:

There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of the proposed Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption only subject to the following condition:

- 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 of graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Vice Chair Linda Groce, Seconded by Commissioner Denise Quintanilla

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Denise Quintanilla, Commissioner Eileen Resnik

Other: Commissioner Tom Souers (ABSENT)

Passed

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.

Discussion:

Charles Goff, Assistant Director of Development Services and Planning, presented the Staff Report.

The applicant's representative, Elisabet Ruiz, with Firebird Restaurant Group, answered questions from the Commission about the meaning of the establishment's tagline "Comida y Copas."

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:

There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Commissioner Jerry Dougan stated that given some other existing exterior signage around Town uses terms that relate to alcoholic beverages, he does not believe that "Comida y Copas" should be prohibited for Meso Maya signage.

Commissioner Denise Quintanilla inquired about the existing exceptions, such as Hopdoddy Burger Bar and Pluckers Wing Bar, that were made in previous cases to allow exterior signage that used terms relating to alcoholic beverages.

Charles Goff responded that for Pluckers Wing Bar and Hopdoddy Burger Bar, the exception was made by a previous City Council with the reasoning that the word "bar" directly related to the assortment of food on selection at each particular establishment. Additional exceptions have been made throughout the years for establishments where such a word is part of the establishment's name, such as Taco Borracho and Cantina Laredo, where removing the word directly impacts the name of the establishment. Another exception was made for the word "gastropub," with the reasoning that the whole word together promotes the food sold by the establishment, not specifically the alcohol. From staff's perspective, while the policy restricting the use of terms or graphic depictions that relate to alcoholic beverages in any exterior signage remains in place, it is the intended direction from the City Council.

Motion: Recommend approval of the amendment to an existing Special Use Permit to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage.

Moved by Commissioner Jerry Dougan, Seconded by Commissioner Denise Quintanilla

AYE: Commissioner Jerry Dougan, Commissioner Denise Quintanilla

NAY: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner John Meleky, Commissioner Eileen Resnik

Other: Commissioner Tom Souers (ABSENT)

Failed

Motion: Recommend denial of the amendment to an existing Special Use Permit to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage.

Moved by Vice Chair Linda Groce, Seconded by Commissioner John Meleky

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner John Meleky, Commissioner Eileen Resnik

NAY: Commissioner Jerry Dougan, Commissioner Denise Quintanilla
Passed

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

Commission discussed that the report should be reviewed and approved by the entire Commission prior to being presented to City Council.

No action taken.

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

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

Planning & Zoning Commission

Meeting Date: 02/20/2018

Agenda Caption:

PUBLIC HEARING Case 1772-SUP/Ascension. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14555 Dallas Parkway, which property is currently zoned PD, Planned Development, through Ordinances O16-028 and O17-05, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premise consumption only.

Attachments

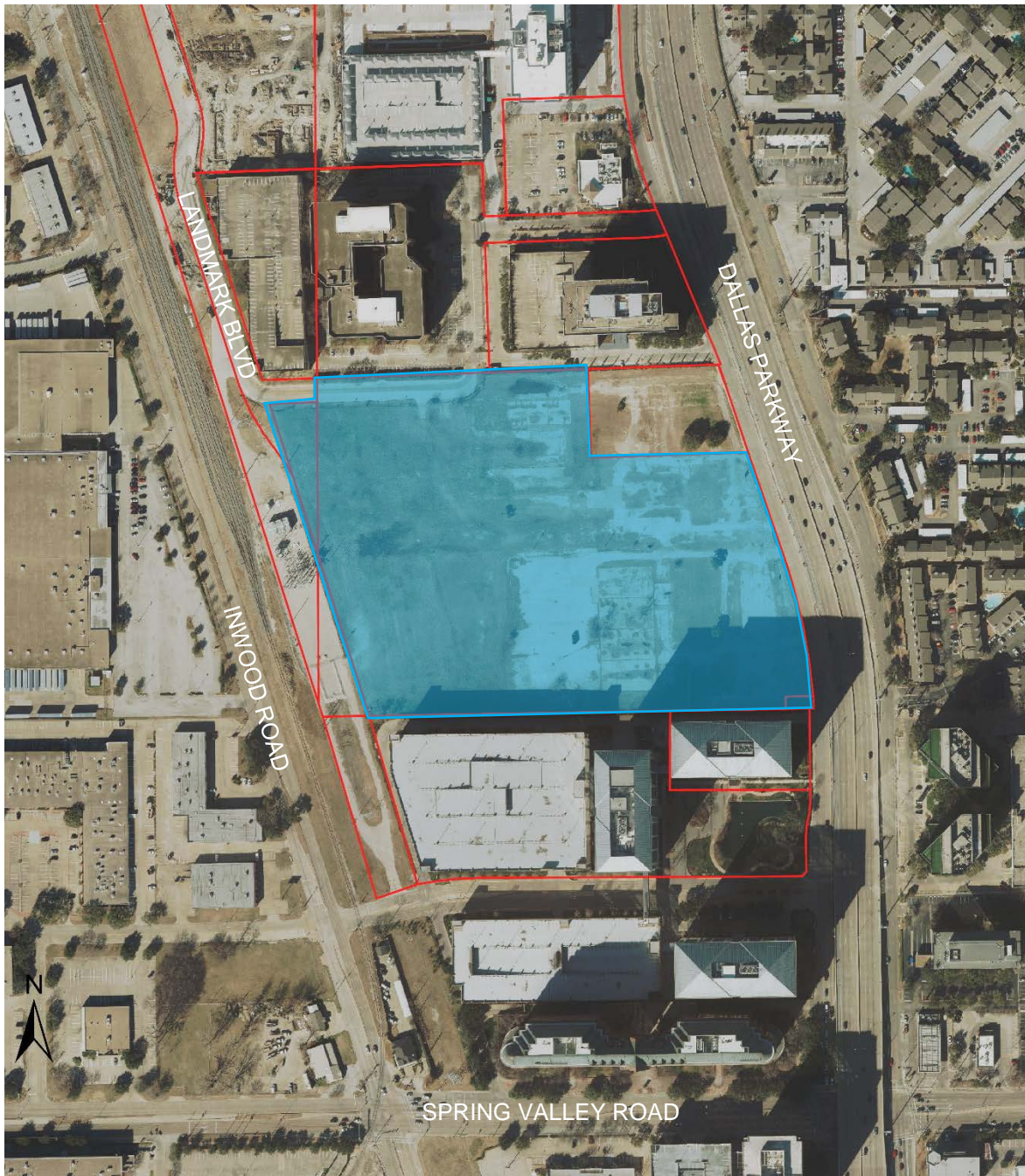
1772-SUP P&Z Packet

1772-SUP Plans

1772-SUP

PUBLIC HEARING Case 1772-SUP/Ascension. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14555 Dallas Parkway, which property is currently zoned PD, Planned Development, through Ordinances O16-028 and O17-05, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premise consumption only.

LOCATION MAP





February 15, 2018

STAFF REPORT

RE: Case 1772-SUP/Ascension Coffee
LOCATION: 14555 Dallas Parkway
REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premise consumption only
APPLICANT: Stantec Consulting, represented by Josh Millsap

DISCUSSION:

Background: This application is part of the larger Cawley Fourteen555 Dallas Parkway office development consisting of two 245,000 square-foot, six-story office towers and a three-story amenity building known as “The Hub.” The property was zoned as Planned Development through Ordinances O16-028 and amended through O17-05. The PD allows all uses permitted in the C-1 (Commercial-1) district, as well as hotel, restaurant, and sale of alcoholic beverages for on-premises consumption only through a Special Use Permit.

The proposed restaurant/coffee shop space, associated with the Ascension Coffee brand, is located on the ground floor of “The Hub” building. Ascension Coffee has three locations in downtown Dallas, and a location in Addison, under the name of 84 Point Coffee, which was approved through the Special Use Permit process at Greenhill Office Towers.

Proposed Plan: The floor plan shows a total square footage of 5,388 square feet, including a patio of 1,080 square feet. The plan includes a large kitchen and a coffee bar area, which will also be used to serve alcoholic beverages. The floor plan shows interior seating for 182 and patio seating for 78.

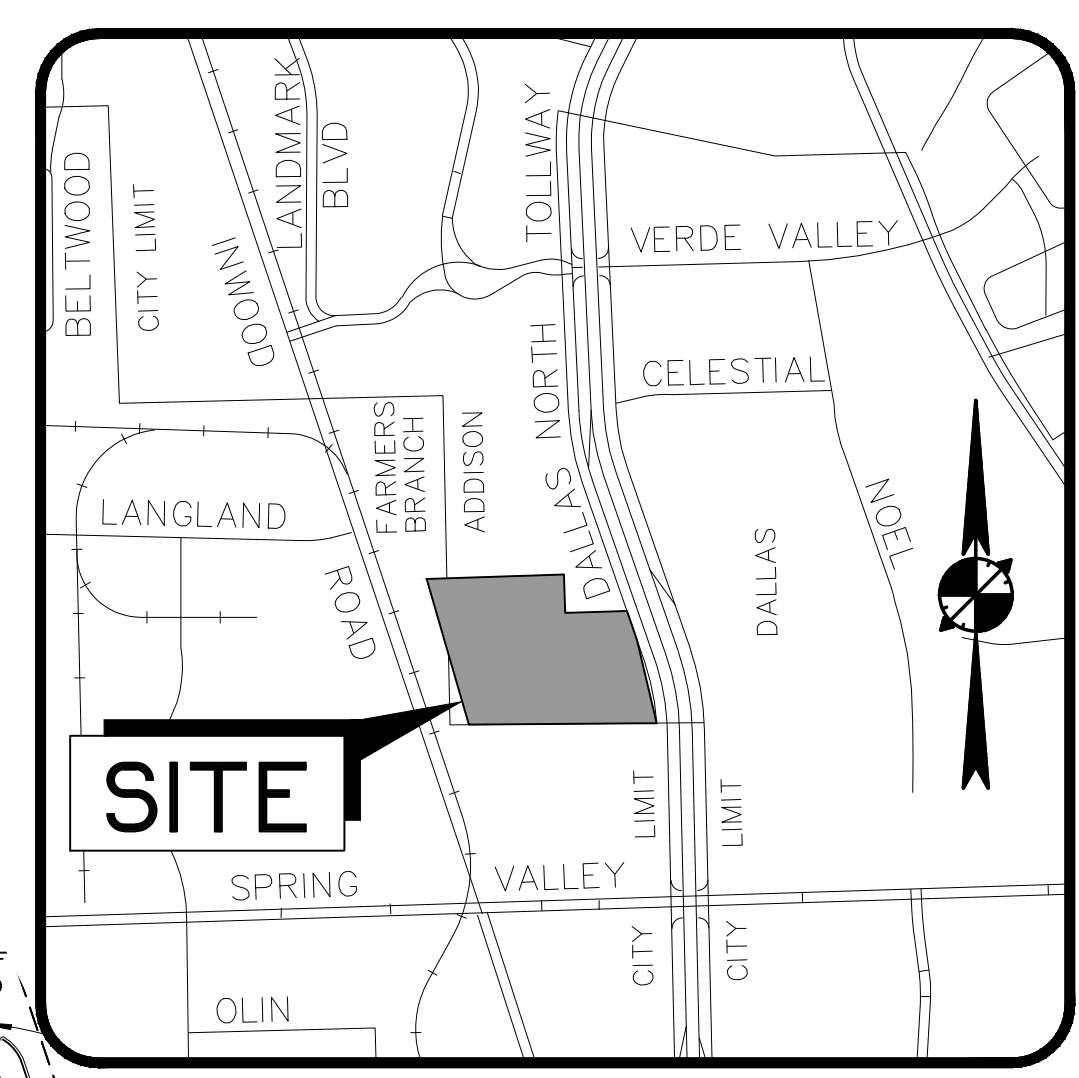
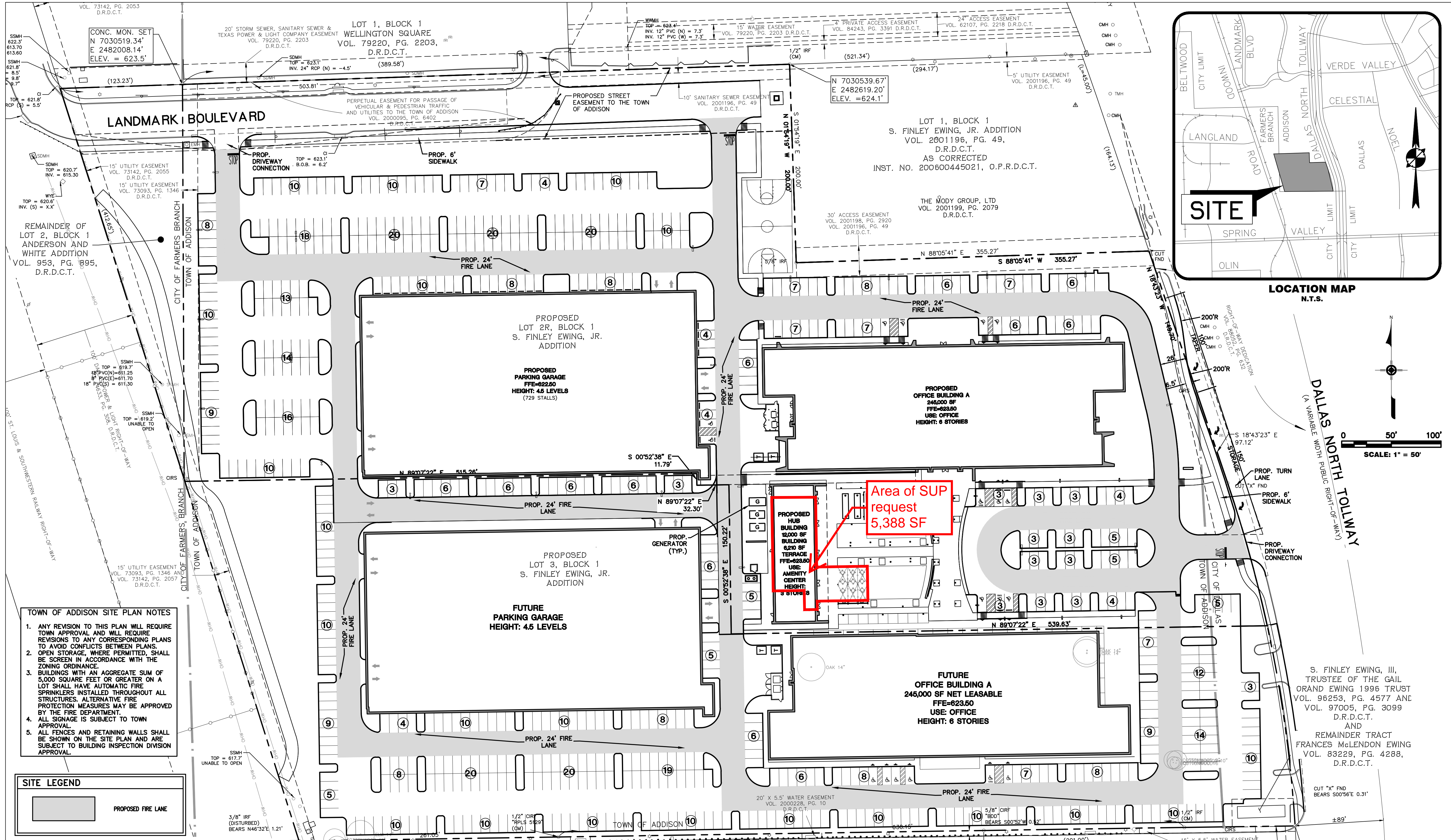
Parking: This office development requires parking at a ratio of 1 space per 300 square feet for office use, which equates to 839 parking spaces, and 1 space per 100 square feet for restaurant use, which equates to 54 parking spaces. The property provides a total of 1,193 parking spaces, through surface and garage parking, which meets the parking requirement.

RECOMMENDATION: APPROVAL

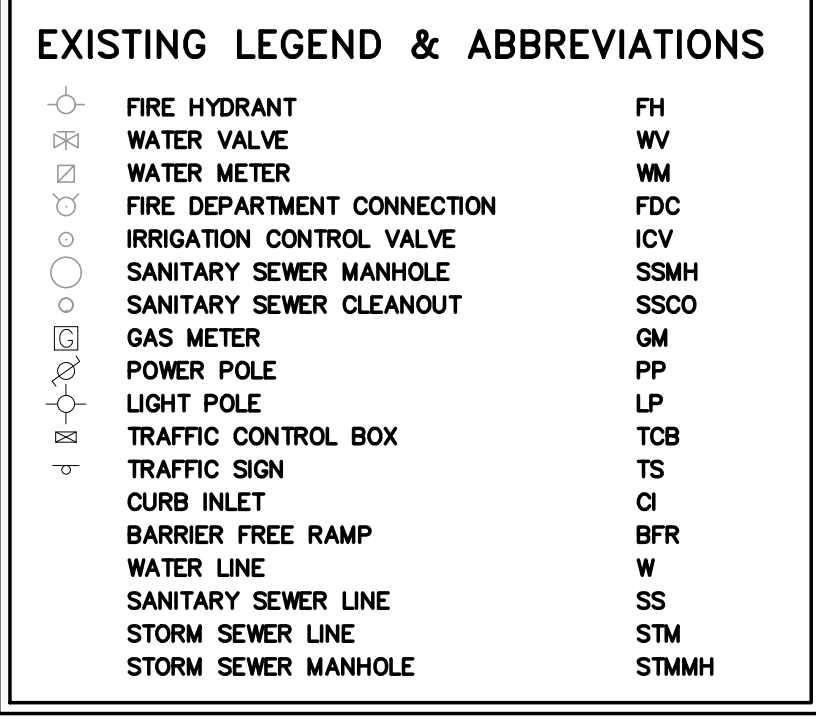
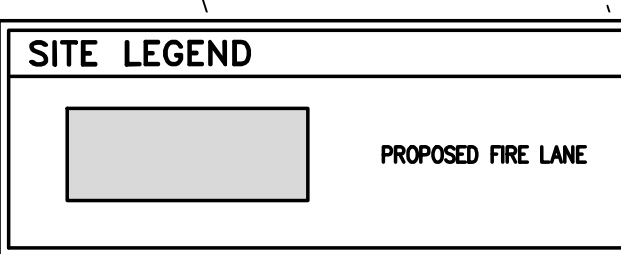
The proposed restaurant and coffee shop offers a valuable amenity to the tenants of this large office development, as well as other office developments at the southernmost edge of the Town.

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

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



- TOWN OF ADDISON 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 SCREEN 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.



SITE DATA SUMMARY

	LOT 2R (PHASE I)			LOT 3 (PHASE II)	
PROPOSED USE:	OFFICE			OFFICE	
LOT AREA:	417,592 SQ. FT. = 9.586 AC			291,139 SQ. FT. = 6.683 AC	
ZONED:	PLANNED DEVELOPMENT			PLANNED DEVELOPMENT	
	OFFICE A	HUB	TOTAL	OFFICE B	
BUILDING FOOTPRINT:	42,000 SQ. FT.	8,500 SQ. FT.	50,500 SQ. FT.	42,000 SQ. FT.	
BUILDING AREA (NET):	245,000 SQ. FT.	12,000 SQ. FT.	257,000 SQ. FT.	245,000 SQ. FT.	
MAX. BUILDING HEIGHT:	6 STORY	3 STORY	N/A	6 STORY	
TOTAL LOT COVERAGE:	12.09%			14.43%	
TOTAL FLOOR AREA RATIO:	0.615			0.842	
PARKING REQUIRED:	OFFICE: 251,612/300 = 839 SPACES RESTAURANT: 5,388/100 = 54 SPACES TOTAL REQUIRED: 893 SPACES			OFFICE: 245,000/300 = 817 SPACES TOTAL REQUIRED: 817 SPACES	
PARKING PROVIDED:	360 SURFACE+833 GARAGE = 1,193 SPACES			359 SURFACE+816 GARAGE = 1,175 SPACES	
PARKING PERCENTAGES:	833 GARAGE/1,193 = 69.8% GARAGE 360 SURFACE/1,193 = 30.2% SURFACE			816 GARAGE/1,175 = 69.4% GARAGE 359 SURFACE/1,175 = 30.6% SURFACE	
PARKING PERCENTAGES (TOTAL):	1,649 GARAGE/2,368 = 69.6% GARAGE 719 SURFACE/2,368 = 30.4% SURFACE				

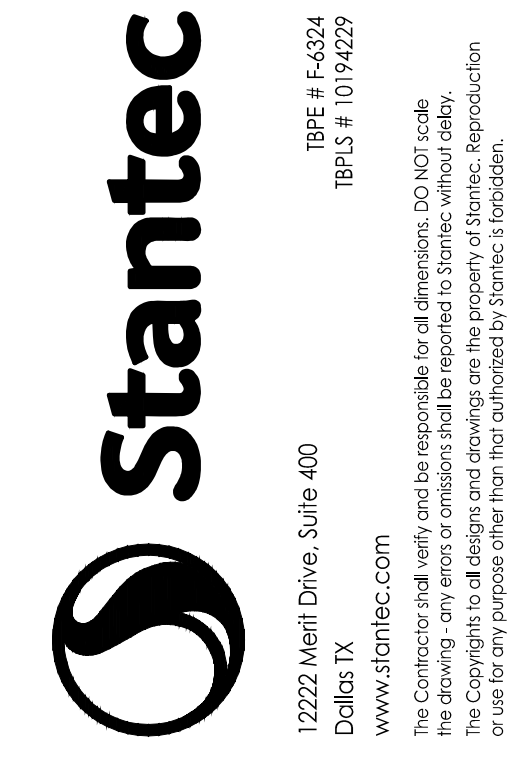
*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STDS.
NOTE:
• BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014. NO FLOODPLAIN EXISTS ON THE SITE.

DEVELOPER/APPLICANT:
CAWLEY PARTNERS
16400 W. DALLAS PARKWAY
SUITE 150
DALLAS, TEXAS 75248
PHONE: (817) 875-5535
CONTACT: MARK GODFREY

CIVIL ENGINEER/PREPARER:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: JOSHUA H. MILLSAP, P.E.
TBPE # F-6324

LANDSCAPE ARCHITECT:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: KEVIN BERNAUER

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE
SUITE 400
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: DAVID DE WEIRDOT R.P.L.S.
TBPLS # F-10194229

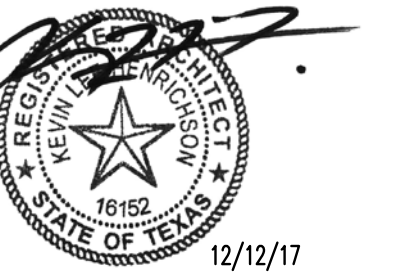


Rev	By	Appd.	Y/M/DO	ISSUED
17.08.01	JAM	JAM	17.08.01	
17.07.27	JAM	JAM	17.07.27	
17.04.29	JAM	JAM	17.04.29	
17.04.28	JDB	JAM	17.04.28	
17.03.04	JDB	JAM	17.03.04	
	By	Appd.	Y/M/DO	

Client/Project
CAWLEY PARTNERS
Cawley - Fourteen555
14555 DALLAS PARKWAY
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
Title
SITE PLAN



Project Number: 222210632
File Name: 10632p01.dwg
Permit-Seal
Drawing No. 1
Revision Sheet



ASCENSION COFFEE
CRAWLEY FOURTEEN 556 CENTER
14555 DALLAS PKWY
ADDISON, TX 76064

Ascension.

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS - NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

NO REVISION

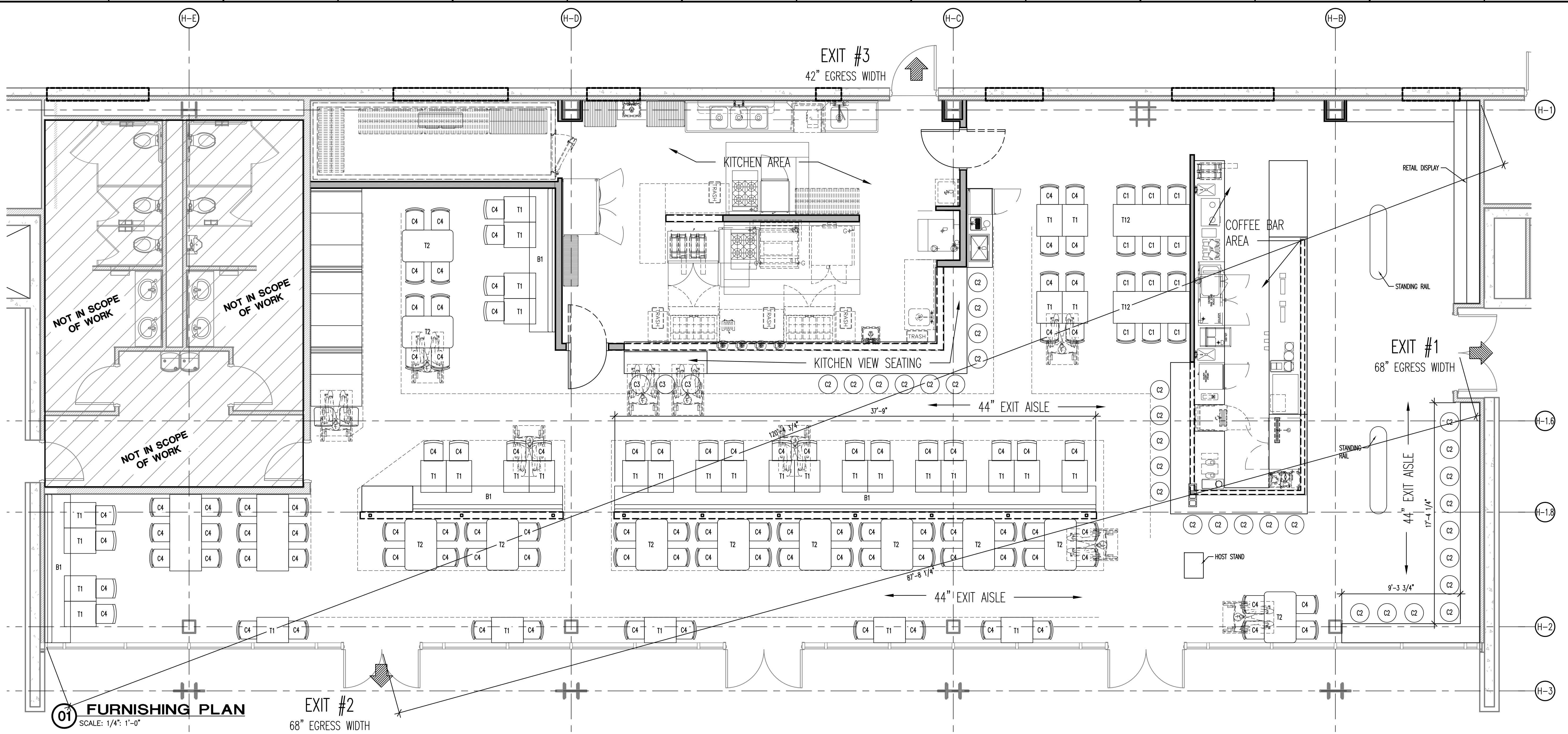
ISSUE FOR PERMIT 12.18.17

PROJECT NUMBER
170315

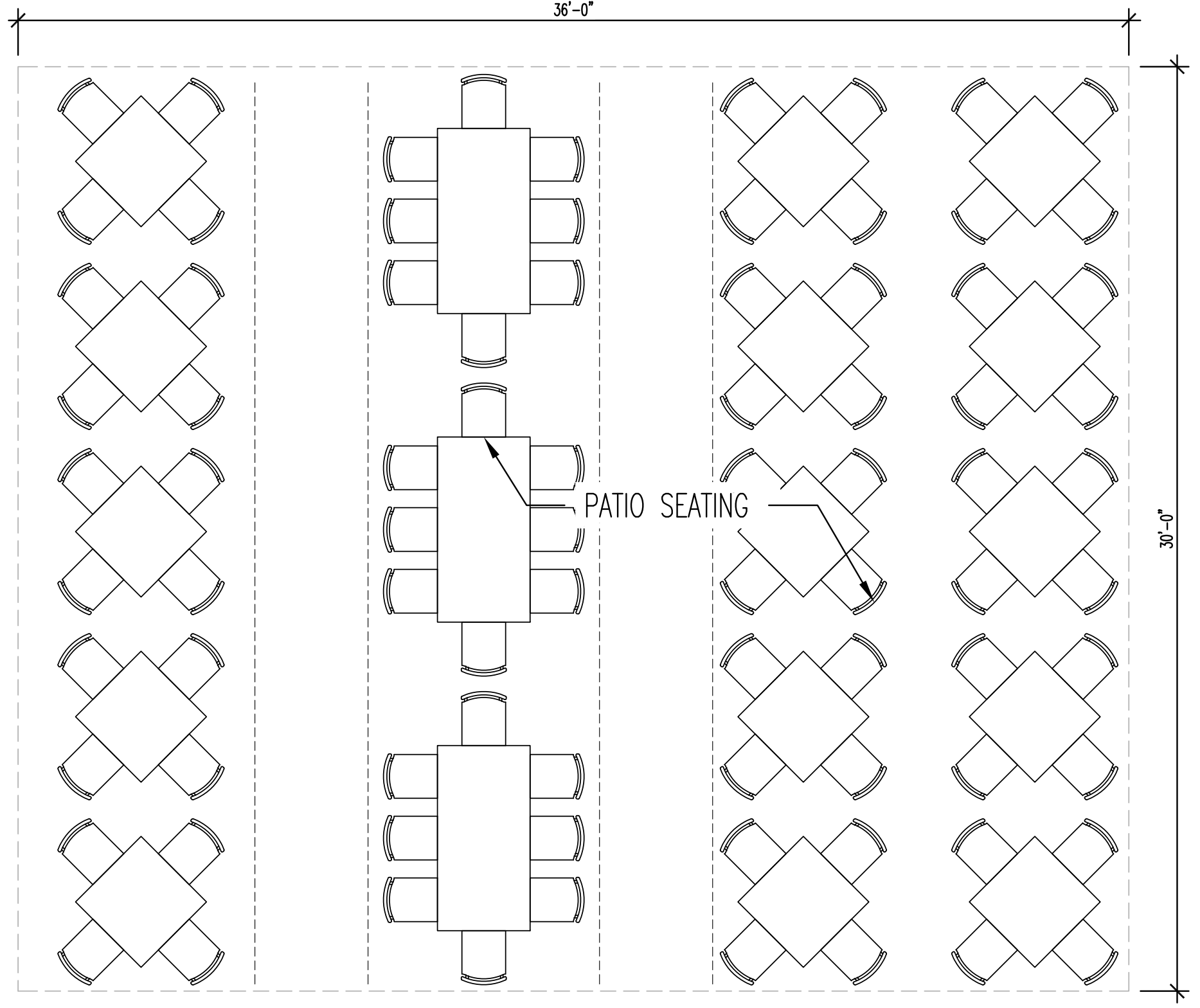
SHEET NAME
FURNISHING PLAN

SHEET NUMBER
A112

ORIGINAL ISSUE DATE -
DATE OF THIS PRINTING - 02/02/18



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



OCCUPANCY CALCULATIONS			
* OCCUPANCY CALCULATIONS BASED ON TABLE 1004.1.1, IBC 2009			
AREAS	TOTAL	* CALCULATED OCCUPANTS	SEAT COUNT
DINING AREAS 15 SQ.FT. PER OCCUPANT	2082 SF	139	148
FIXED DINING - COUNTER 24" PER SEAT	76'-4" LF	38	34
KITCHENS & STAFF AREAS 200 SQ.FT. PER OCCUPANT	990 SF	5	-
MED/STORAGE ROOMS 300 SQ.FT. PER OCCUPANT	124 SF	1	-
TOTAL INTERIOR OCCUPANTS USED FOR EXITING AND EGRESS CALCULATIONS		183	182
TOTAL INTERIOR SUP AREA	4310 SF		
AREAS	TOTAL	* CALCULATED OCCUPANTS	SEAT COUNT
PATIO DINING AREAS 15 SQ.FT. PER OCCUPANT	1078 SF	72	78
TOTAL SUP AREA	5388 SF		
TOTAL OCCUPANTS		255	260

REQUIRED EGRESS WIDTH	
BUILDING EGRESS	
TOTAL EGRESS WIDTH REQUIRED: 121 MAX INTERIOR OCCUPANTS x .2" = 22.8"	
TOTAL EGRESS WIDTH PROVIDED: FOUR 68" DOOR AND ONE 42" CLEAR DOOR EXIT LEAFS = 314"	

GENERAL NOTES

- CONTRACTOR SHALL SUBMIT HOOD SUPPRESSION SYSTEM PLANS & OBTAIN APPROVAL PRIOR TO INSTALLATION

FIRE EXTINGUISHER NOTES

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION.

PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR (VERIFY PRIOR TO INSTALLATION).

FE-1: DINING AREA FIRE EXTINGUISHERS: PROVIDE A MIN. OF TWO, EQUAL TO J.L. INDUSTRIES "COSMIC A" SERIES MODEL 10E, WALL MOUNTED 10LB. CAPACITY WITH NOZZLE. (OR EQUAL)

FE-2: KITCHEN AREA FIRE EXTINGUISHERS: PROVIDE A MIN. OF TWO EQUAL TO J.L. INDUSTRIES "SATURN SERIES - MODEL 15" WALL MOUNTED, WET CHEMICAL TYPE K UL RATED, 6 LITER CAPACITY FIRE EXTINGUISHERS WITH PRESSURE GAUGE. (OR EQUAL)

FURNISHING LEGEND	
SYMBOL	FURNITURE
C1	BAR STOOL - COUNTER HEIGHT
C2	BAR STOOL - BAR HEIGHT
C3	BAR STOOL - ADA HEIGHT
C4	CHAIR - INDOOR DINING
C5	CHAIR - PATIO DINING - NOT USED
T1	FREESTANDING TABLE - 2 TOP 24X30
T2	FREESTANDING TABLE - 4 TOP 30X48
T3	2 TOP BOOTH - 27X30 WALL MOUNTED TABLE - BAR HEIGHT - NOT USED
T4	FREESTANDING TABLE - 2 TOP 24X30 - PATIO - NOT USED
T5	FREESTANDING TABLE - 4 TOP 36X36 - PATIO - NOT USED
T6	FREESTANDING TABLE - 4 TOP 36" - PATIO - NOT USED
T12	FREESTANDING TABLE - 6 TOP 30X72
B1	BANQUETTE BOOTH BENCH - LENGTH VARIES

PRINTED BY: WRUFF
DRAWING NAME: A112-170315 - LARGEDWG
LAYOUT: A112
DESIGN: JACOBSON
X-SHEET: 170315.DWG
X-FILE: 170315.DWG



12.12.2017

Owner
CAWLEY PARTNERS
16400 DALLAS PKWY, SUITE #150
DALLAS, TX 75248
972.759.7700

mep engineer
SCHMIDT & STACY
2711 N Haskell Ave #400
Dallas, TX 75204
214.874.0200

structural engineer
L.A. FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TX 75219
214.871.7010

civil engineer
STANTEC
12222 MERIT DR. SUITE 400
DALLAS, TX 75251-2268
972.991.0011

landscape architect
STANTEC
12222 MERIT DR. SUITE 400
DALLAS, TX 75251-2268
469.329.3634

general contractor
HILL & WILKINSON
2703 TELECOM PKWY #120
RICHARDSON, TX 75082
214.299.4300

project
CAWLEY FOURTEEN555 CENTER
14555 DALLAS PARKWAY
ADDISON, TX. 75254

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

original issue

HUB PERMIT SET 05.02.2017

revisions		
1	WCPR #3 - HUB CITY RESPONSES	06.29.2017
2	WCPR #5 - VE CHANGES	08.02.2017
3	WCPR #6 - INTERIORS/ COORDINATION UPDATES	08.16.2017
	RFI #45	09.25.2017
	RFI #52	11.06.2017
4	WCPR #10 - HUB LEVEL 2 REDESIGN	12.12.2017

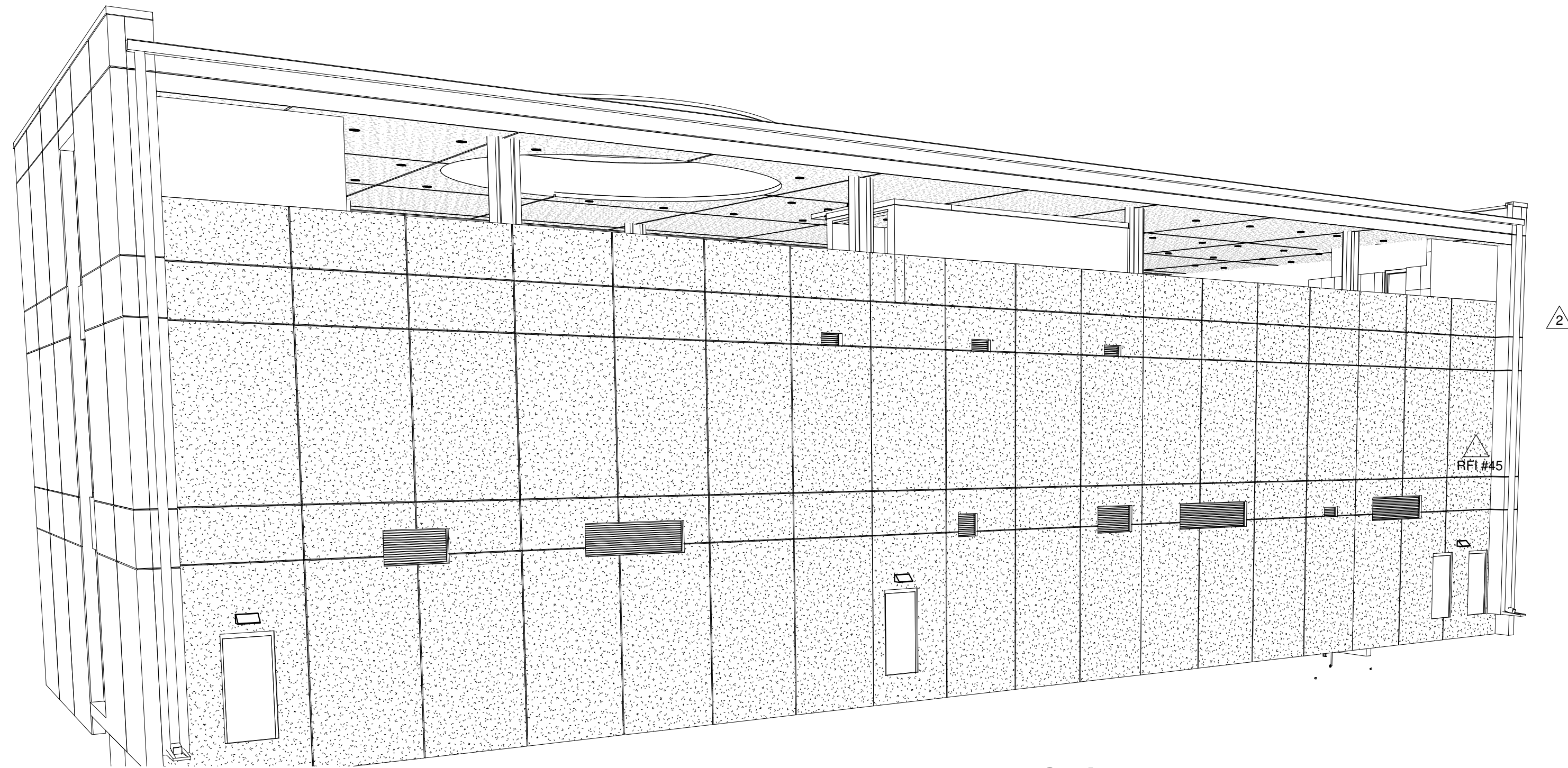
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OVERALL BUILDING ELEVATIONS - HUB

project number 16133.100

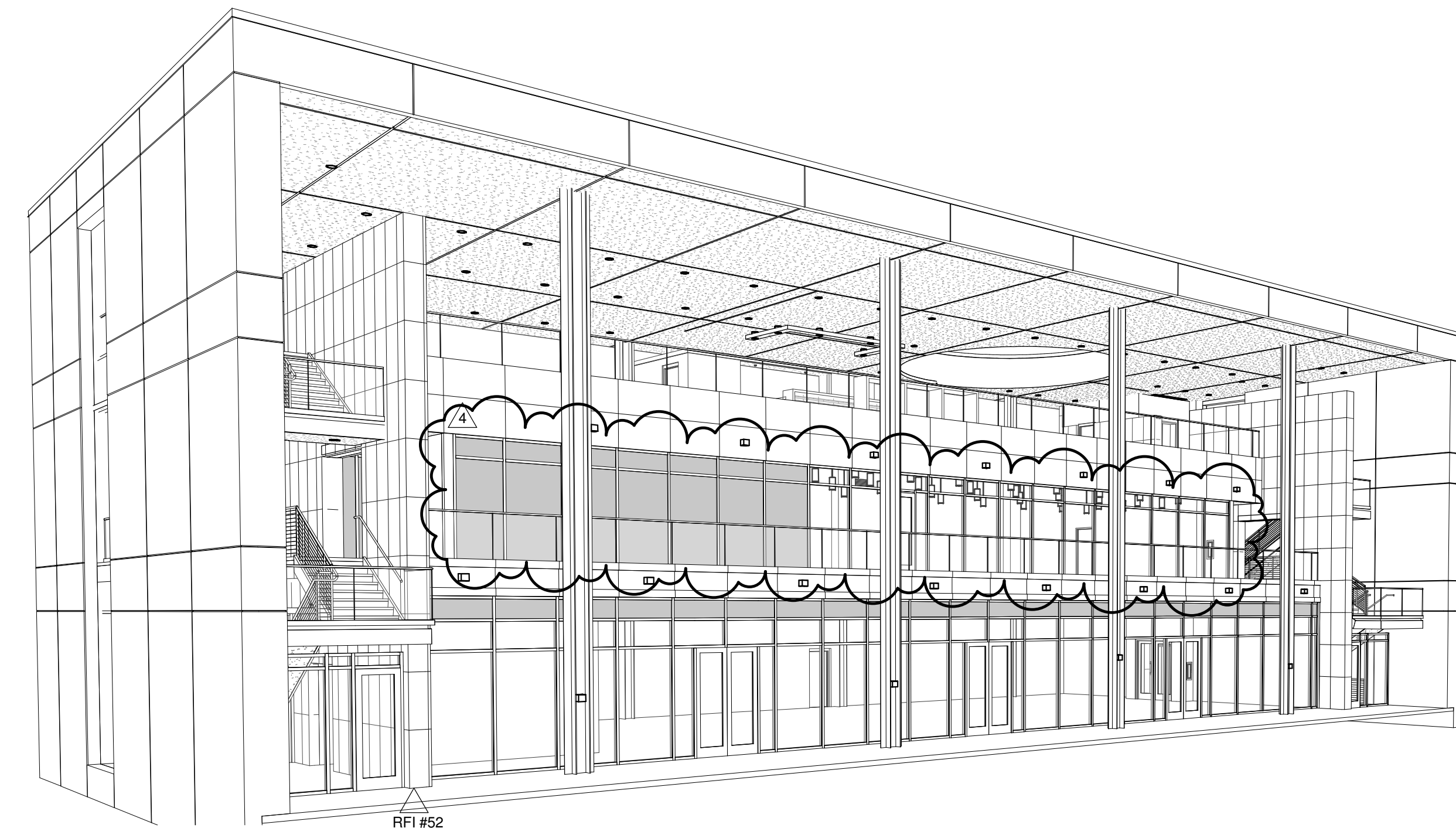
date 05.02.2017

sheet

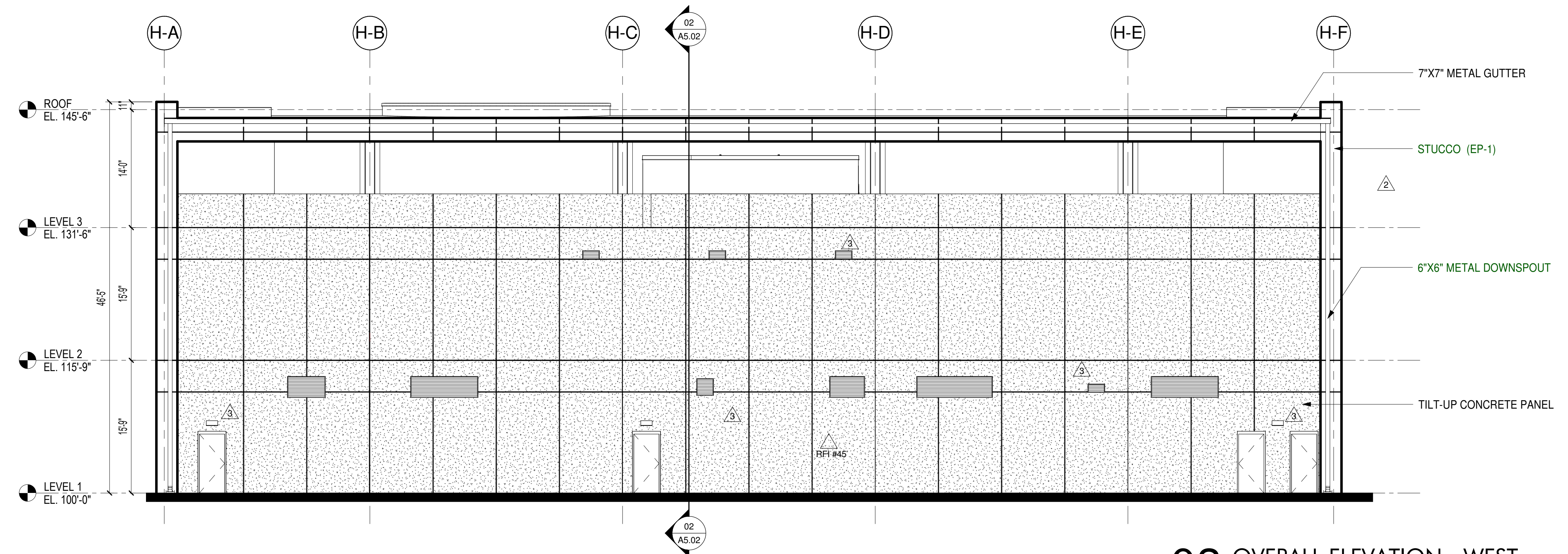
A4.04



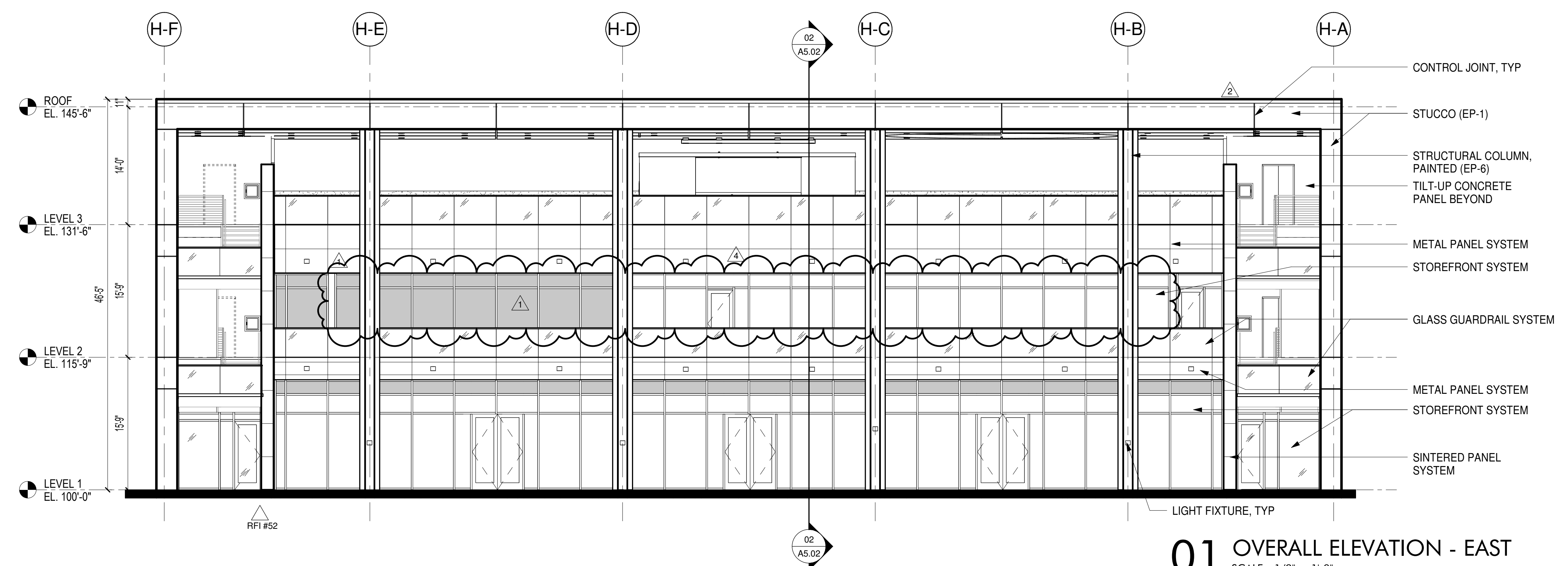
04 BUILDING PERSPECTIVE - WEST
SCALE:



03 BUILDING PERSPECTIVE - EAST
SCALE:

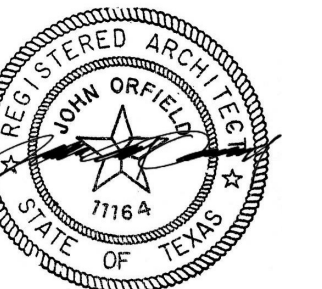


02 OVERALL ELEVATION - WEST
SCALE: 1/8" = 1'-0"



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

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



05.02.2017

Owner
CAWLEY PARTNERS
16400 DALLAS PKWY, SUITE #150
DALLAS, TX 75248
972.759.7700

mep engineer
SCHMIDT & STACY
2711 N Haskell Ave #400
Dallas, TX 75204
214.874.0200

structural engineer
L.A. FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TX 75219
214.871.7010

civil engineer
STANTEC
12222 MERIT DR. SUITE 400
DALLAS, TX 75251-2268
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landscape architect
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469.329.3634

general contractor
HILL & WILKINSON
2703 TELECOM PKWY #120
RICHARDSON, TX 75082
214.299.4300

project
CAWLEY FOURTEEN555 CENTER
14555 DALLAS PARKWAY
ADDISON, TX. 75254

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original issue

HUB PERMIT SET 05.02.2017

revisions

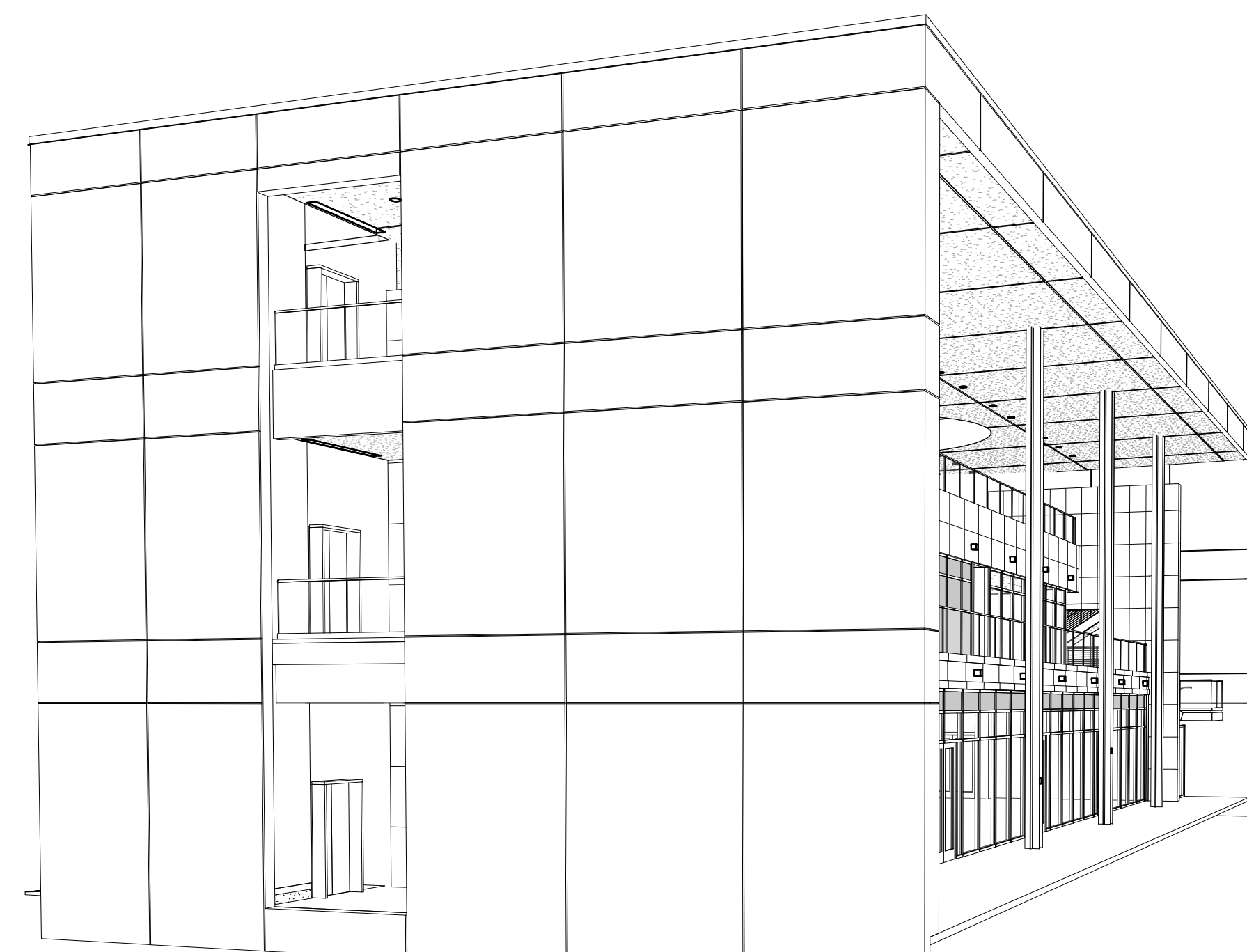
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**OVERALL BUILDING
ELEVATIONS - HUB**

project number 16133.100

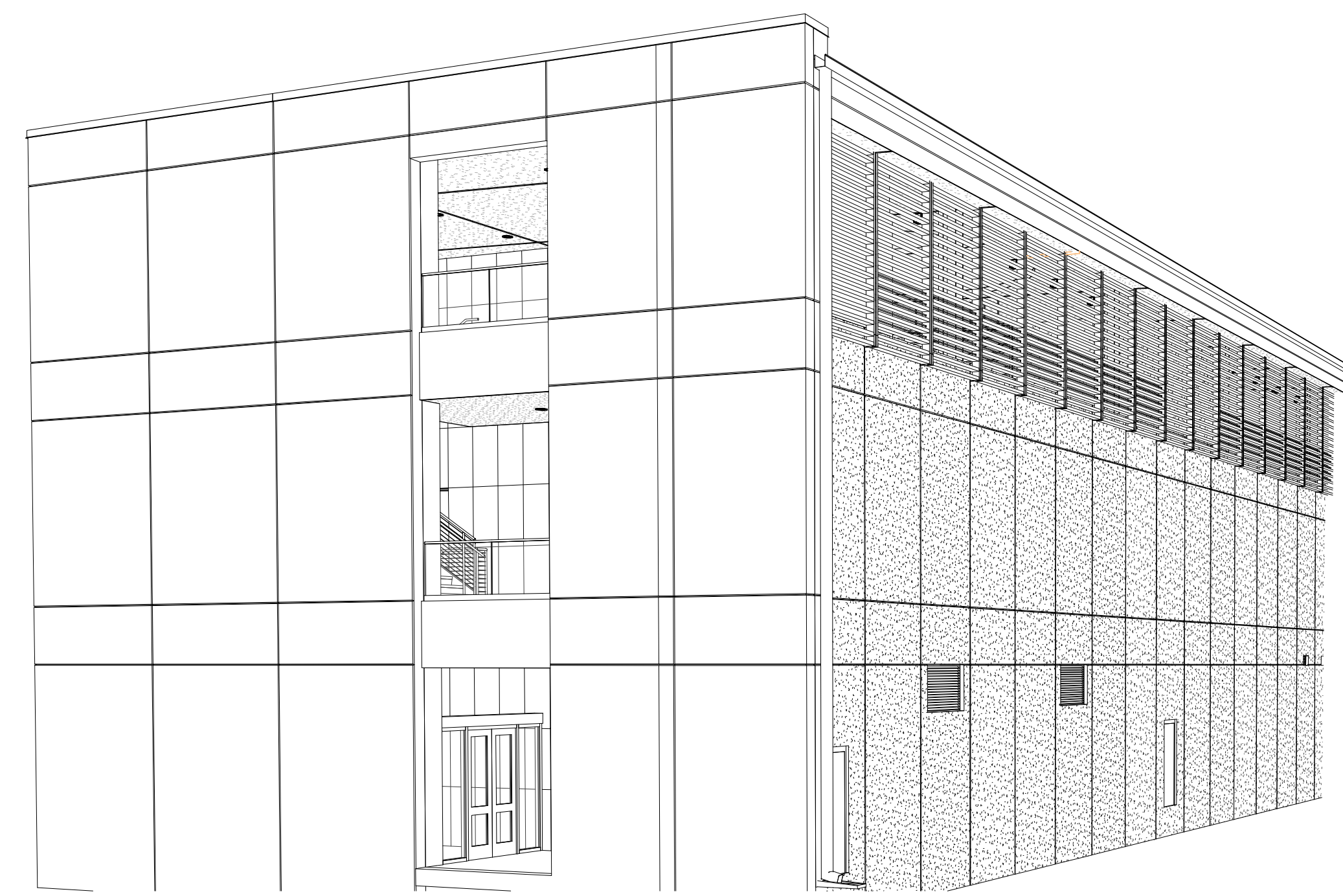
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sheet

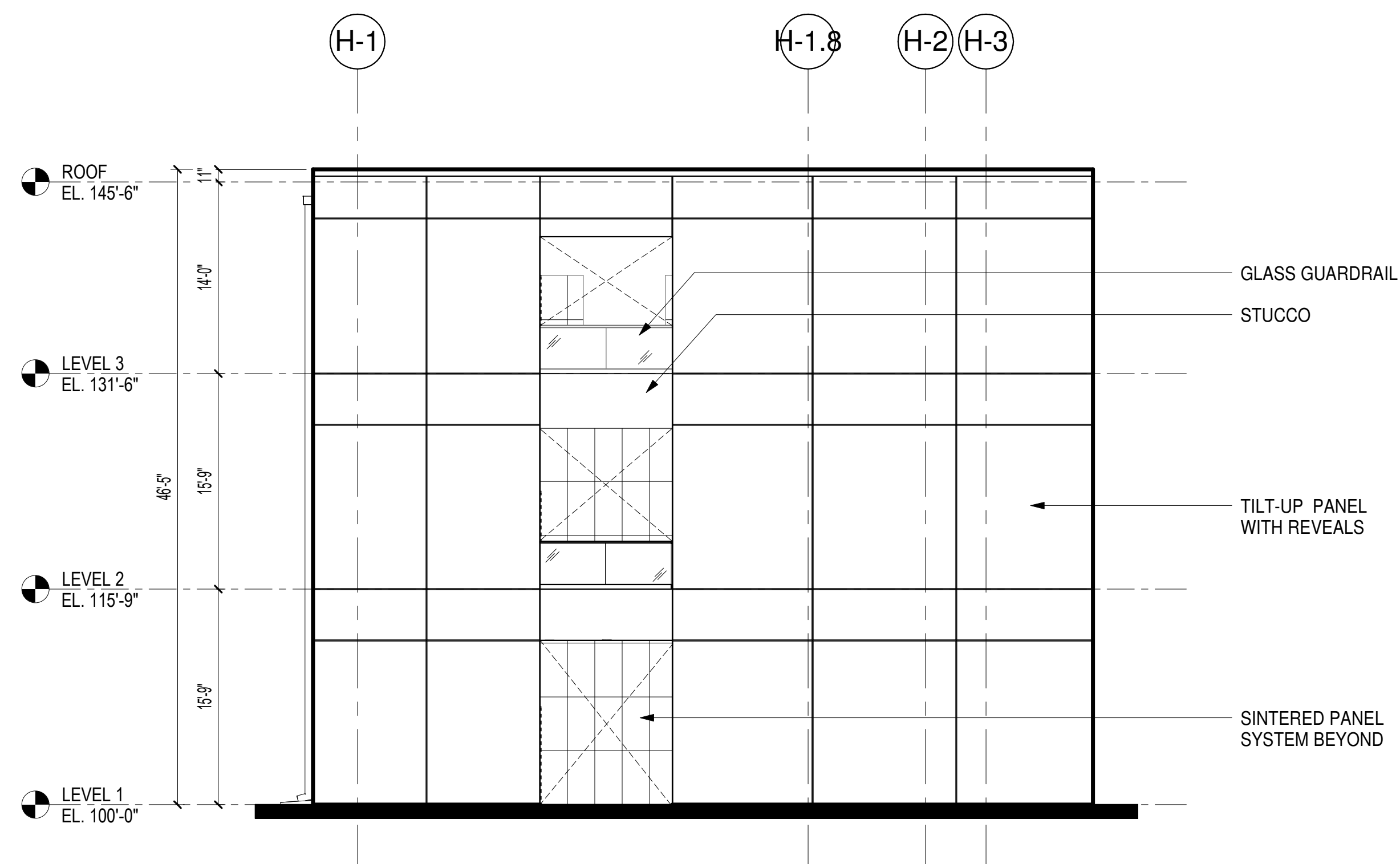
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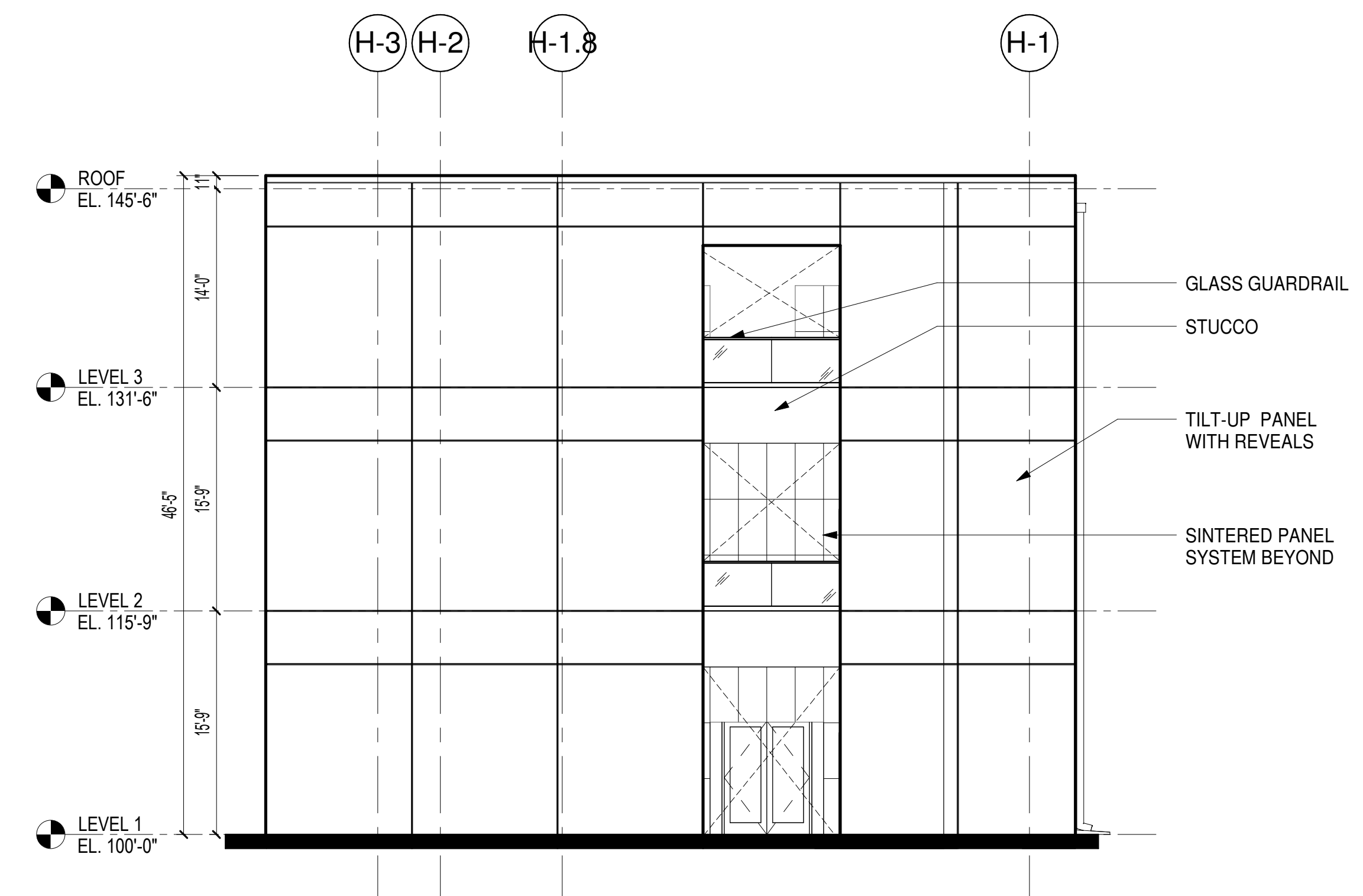
04 BUILDING PERSPECTIVE - SOUTH
SCALE:



02 BUILDING PERSPECTIVE - NORTH
SCALE:



03 OVERALL ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



01 OVERALL ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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

Planning & Zoning Commission

Meeting Date: 02/20/2018

Agenda Caption:

Discuss and take action on the 2017 Planning and Zoning Commission Annual Report.

Attachments

2017 Annual Report - DRAFT



MEMORANDUM

February 20, 2018

TO: Members of the Addison City Council

FROM: Kathryn Wheeler, Chair, Addison Planning and Zoning Commission

COPY: Planning and Zoning Commissioners
Wes Pierson, City Manager
Charles Goff, Assistant Director of Development Services and Planning

SUBJECT: 2017 Planning and Zoning Progress Report

ATTACHMENT: 2017 Attendance Statistics

The Planning and Zoning Commission is governed by the Rules, Regulations, and Procedures of the Town of Addison. These Rules stipulate under Article III, DUTIES OF THE COMMISSION, Paragraph (j) that the Commission shall:

“Submit each year a progress report to the City Council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of Commission officers.”

Please let this document serve as the Commission’s progress report, and the attendance record of all members is also attached for your review and use.

Overview

In 2017, a total of 4 new members served on the Planning and Zoning Commission. Tom Braun, John Meleky and I joined the Commission at the start of the year. Upon Mr. Braun’s resignation, Linda Groce was appointed to complete his term. Debra Morgan served as Chair and I served as Vice Chair for the year. Charles Goff, staff liaison, continues to shepherd the overall P&Z process.

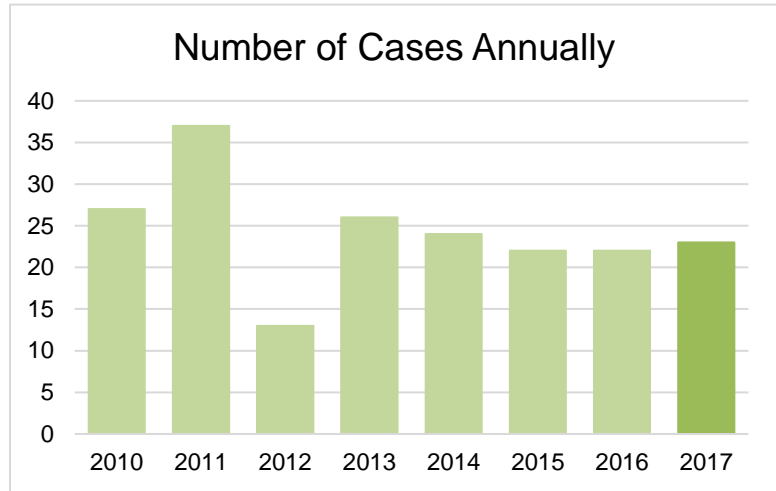
The Commission met for seven regular meetings. Commissioners attended these meetings an average of 88% of the time. Three Commissioners had perfect attendance during their tenure on the Commission in 2017 – Tom Braun, Linda Groce, and Tom Schaeffer. See Attachment 1 for detailed attendance information for each commissioner.

2017 Case Statistics

During 2017, the Planning and Zoning Commission reviewed 23 cases:

- 10 Zoning Changes
- 7 Special Use Permits
- 5 Plats
- 1 Comprehensive Plan Amendment

As shown in the chart to the right, this is fairly consistent with the case load heard by the Commission over the past 7 years.



Notable Zoning Cases

Several cases stood out during the year:

- 1752-Z/14555 Dallas Parkway (Jan) – the Commission reviewed a request by Cawley Partners to amend a Planned Development district to construct a two-phase office project consisting of two 245,000 square foot six-story office buildings with an amenity building located at the southern end of Addison fronting Dallas Parkway. This case was subsequently approved by the City Council, and Phase I is currently under construction.
- 1753-Z/AMLI (Jan) – AMLI presented plans for a 349-unit multifamily development at the southeast corner of Quorum Drive and Edwin Lewis Drive and requested to rezone the property to a Planned Development district. This development will extend the Addison Circle development pattern further south towards Belt Line and includes several pedestrian enhancements contemplated in the Master Transportation Plan as well as sanitary sewer upgrades that will facilitate further development. This project is also under construction
- 1767-Z/Elan Addison Grove (Nov) – the Commission reviewed development plans for the multi-family component of the Addison Grove redevelopment of the former Sam’s Club site at Midway Road and Belt Line Road. The plans included 321 units with over 21,000 square feet of retail, restaurant and amenity space fronting Belt Line Road. The developer is currently finalizing construction drawings and intends to start construction in the Spring of 2018.

These three developments will collectively add over 500,000 square feet of office space and 670 new housing units, which will provide a significant increase to the Town’s tax base.

Furthermore, each of these projects advance aspects of the Town's recently adopted Master Transportation Plan and improve pedestrian connectivity.

Notable Planning Activities

In 2017, the Commission also reviewed the findings of the Inwood Road Corridor Special Area Study and recommended adoption of a Comprehensive Plan amendment that formalizes goals and establishes the framework for future development standards for redevelopment along Inwood Road and properties to the west.

Suggestions for Improvement

I would suggest that the Council review the Town's current policy as it pertains to the use of terms or graphic depictions relating to alcoholic beverages on exterior signage. The P&Z Commission needs a clear direction, since it seems to be a trend lately with SUP cases.

I believe that the P&Z needs to review its Rules and Procedures, they have not been updated since 2004.

I would like to thank our Commissioners who termed out in December – Chair Debra Morgan, Jim Robinson, Stacey Griggs and Tom Schaeffer. Each of these Commissioners took their responsibilities seriously, were thoughtful in their decisions and added value to this Board.

I welcome our new Commissioners – Eileen Resnick, Tom Souers, Denise Quintanilla and Jerry Dougan. They have already jumped in to discussions and made insightful comments in our work session and our January Hearing. I look forward to a very productive year ahead.

As I was lucky enough to serve on P&Z during Carmen Moran's time as Development Director and then with Charles Goff's tenure, I just wanted to express my thanks to Charles – he has grown in this job and really made it his own!

And finally, I would like to thank you all for allowing be to serve on the Planning and Zoning Commission once again.