



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, April 17, 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 March 20, 2018 Planning and Zoning Commission meeting.
2. **PUBLIC HEARING** Case 1775-Z/16803 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 16803 Dallas Parkway, which property is currently zoned Local Retail (LR), to a Commercial-1 (C-1) zoning district.
3. **PUBLIC HEARING** Case 1776-SUP/The Improv. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4850 Belt Line Road, Suite 250 and Suite 100A, which property is currently zoned Planned Development (PD), through Ordinance 001-002, by approving a new Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow an expansion in floor area.

Adjourn Meeting

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.

Posted:

Charles Goff, 4/13/2018, 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: 04/17/2018

Agenda Caption:

Discuss and take action regarding approval of the minutes of the March 20, 2018 Planning and Zoning Commission meeting.

Attachments

March 20, 2018 Minutes

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

March 20, 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; Commissioner Tom Souers

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the February 20, 2018 Planning and Zoning Commission meeting.

Motion: Approval of minutes as presented.

Moved by Commissioner Eileen Resnik, Seconded by Vice Chair Linda Groce

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

Passed

2. REPLAT/WATSON AND TAYLOR SUBDIVISION ADDITION, LOT 4R1 AND LOT 4R2. Presentation, discussion and consideration of a replat for two lots totaling 9.35 acres located generally at 4015 Belt Line Road.

Discussion:

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

Motion:

Approval of the proposed replat as presented.

Moved by Commissioner Denise Quintanilla, 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, Commissioner Tom Souers

Passed

3. **PUBLIC HEARING** Case 1774-SUP/Camp Run-A-Mutt. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15003 Inwood Road, which property is currently zoned Commercial-1 (C-1), by approving a Special Use Permit for a dog kennel, to allow a pet grooming, daycare, and boarding facility.

Discussion:

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

The applicant, Roger DeGregory, answered questions from the Commission about anticipated vehicular traffic, signage, landscaping, subdivision of the building into multiple tenant spaces, special events and activities, dog drop-off location and circulation, property access and driveway designations, height and material of the dog fence, building remodel timeline, and activating the Fish Gallery storefront.

The Commission discussed whether allowing the applicant to retain two driveways would be considered as setting a precedent or whether each individual case should be considered on its own merit. Commissioners Tom Souers and Jerry Dougan voiced concern about setting a precedent by allowing the applicant to retain two driveways off of Inwood Road. Chair Kathryn Wheeler, Vice Chair Linda Groce, and Commissioners Denise Quintanilla and Eileen Resnik voiced their understanding for the need to retain both driveways, given the building will be subdivided into four commercial tenants.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:

There was one speaker in support of this item. David Wilganovski, residing at 2500 Pepperwood Street, Farmers Branch.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of the proposed Special Use Permit for a

dog daycare, as shown on the submitted plans.

Moved by Vice Chair Linda Groce, Seconded by Commissioner Eileen Resnik

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

NAY: Commissioner Tom Souers

Passed

4. **PUBLIC HEARING** Case 1773-Z/Western International Offices. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on the vacant parcel, directly to the east of Springhill Suites by Marriott, at the southeast corner of Edwin Lewis Drive and Quorum Drive, which property is currently zoned Planned Development (PD) through Ordinance No. O92-020, to a new PD in order to allow the development of a one story single-tenant office building.

Discussion:

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

Commissioner Linda Groce inquired about the specific color of the required brick. Charles Goff responded that the Addison Circle standard calls for warm tone brick colors.

The applicant's representative, Bill Dahlstrom, as well as the applicant, Michael Mahoney, answered questions from the Commission about the removal of the deceleration lane on Quorum Drive, sidewalk ADA accessibility ramps, building design, roof and facade materials, and sidewalk brick pavers.

Commissioner Denise Quintanilla stated that in order to retain the continuity with Addison Circle, consideration must be given to incorporate the required brick.

The Commission discussed the Addison Circle standards, the brick material requirement, and the acceptable options for incorporating brick to provide continuity with Addison Circle.

Chair Kathryn Wheeler inquired about the façade materials of the AMLI building across the street from the proposed building. Charles Goff confirmed the materials are stone on the first floor and brick on the floors above, with some stucco accents.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:

There were no speakers on this item.

Chair Kathryn Wheeler closed the meeting as a public hearing.

Motion: Recommend approval of the proposed rezoning to a new PD, subject to the following conditions:

- The patio fronting Edwin Lewis Drive be decreased by at least 4 feet so as to provide a straight 8-foot-wide pedestrian path
- The transformer be relocated out of the public sidewalk onto the area currently proposed as three parking spaces at the bottom of the garage ramp
- The property be replatted to dedicate the areas adjacent to the property as either public right-of-way or as easements allowing for the placement of public sidewalks, utilities and street lights

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 Eileen Resnik, Commissioner Tom Souers

NAY: Commissioner Denise Quintanilla

Passed

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.

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

Planning & Zoning Commission

Meeting Date: 04/17/2018

Agenda Caption:

PUBLIC HEARING Case 1775-Z/16803 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 16803 Dallas Parkway, which property is currently zoned Local Retail (LR), to a Commercial-1 (C-1) zoning district.

Attachments

1775-Z P&Z Packet

1775-Z

PUBLIC HEARING Case 1775-Z/16803 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 16803 Dallas Parkway, which property is currently zoned Local Retail (LR), to a Commercial-1 (C-1) zoning district.

LOCATION MAP





April 13, 2018

STAFF REPORT

RE: Case 1775-Z/16803 Dallas Parkway

LOCATION: 16803 Dallas Parkway

REQUEST: Approval of a zoning change from a Local Retail (LR) district to a Commercial-1 (C-1) district.

APPLICANT: Michael S. Haynes, Longfellow Energy, LP

DISCUSSION:

Background: The property located at 16803 Dallas Parkway occupies 3.87 acres. Originally constructed in 1980, this 3-story office building totals 20,927 square feet. The building has served as the headquarters for Longfellow Energy, LP since 2011. They recently entered into an agreement to sell the property.

The property is currently zoned LR, Local Retail, and, while the Town's records are not clear, it appears to have been zoned as such since at least the late-1970s. The LR district allows for office buildings, but limits the height of any building or structure to two and a half stories (29 feet). The existing office building is 40 feet tall, making it non-conforming. It is also not clear how the project was originally approved by the Town for construction. Because the existing building is non-conforming, the proposed buyer is unwilling to close on the sale until the issue is remedied. Their concern is that if the building was damaged significantly, it could not be rebuilt to its existing three stories.

Proposed Plan: Longfellow Energy, LP requests that the property be rezoned to Commercial-1 (C-1), which allows six story structures, to bring the existing building into compliance.

Site Plan: There are no site plan changes proposed as part of this request.

Landscaping: The property originally developed prior to the Town's current landscape standards. Given its age, it is remarkably landscaped compared to other properties that developed during that period. In 2011, Longfellow Energy, LP, invested significantly to improve the property's landscaping. These improvements received the *Silver Award for Texas Excellence in Landscaping, Commercial Installation – Over \$100,000* by the Texas Nursery and Landscape Association.

Rezoning typically requires that property be brought up to current requirements. There are some minor landscape requirements such as interior landscaping for the parking lot which are lacking, but given the unusual circumstances necessitating this request, staff believes that the property owner should not be required to invest in such improvements at this time.

Building Elevations: There are no building elevation changes proposed as part of this request and the existing building complies with the masonry requirement for the C-1 district.

Comprehensive Plan: The Comprehensive Plan states that properties along the Tollway should be reserved for office development. Additionally, the Comprehensive Plan establishes the following Goal and applicable Objective regarding office development:

Goal:

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

RECOMMENDATION: APPROVAL

After in depth review of the zoning background and permitting history of this property, staff was unable to determine how this building came to be constructed in violation of the height restriction. Regardless, the current zoning establishes this building as a non-conforming and would not allow it to be rebuilt as it exists today if significantly damaged. As noted above, the Comprehensive Plan directs the Town to encourage and maintain office uses along the Tollway corridor. Rezoning this property to Commercial-1 mirrors that objective and brings the existing building into compliance with zoning. Staff recommends approval of the request, subject to no conditions.

Planning & Zoning Commission

Meeting Date: 04/17/2018

Agenda Caption:

PUBLIC HEARING Case 1776-SUP/The Improv. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4850 Belt Line Road, Suite 250 and Suite 100A, which property is currently zoned Planned Development (PD), through Ordinance 001-002, by approving a new Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow an expansion in floor area.

Attachments

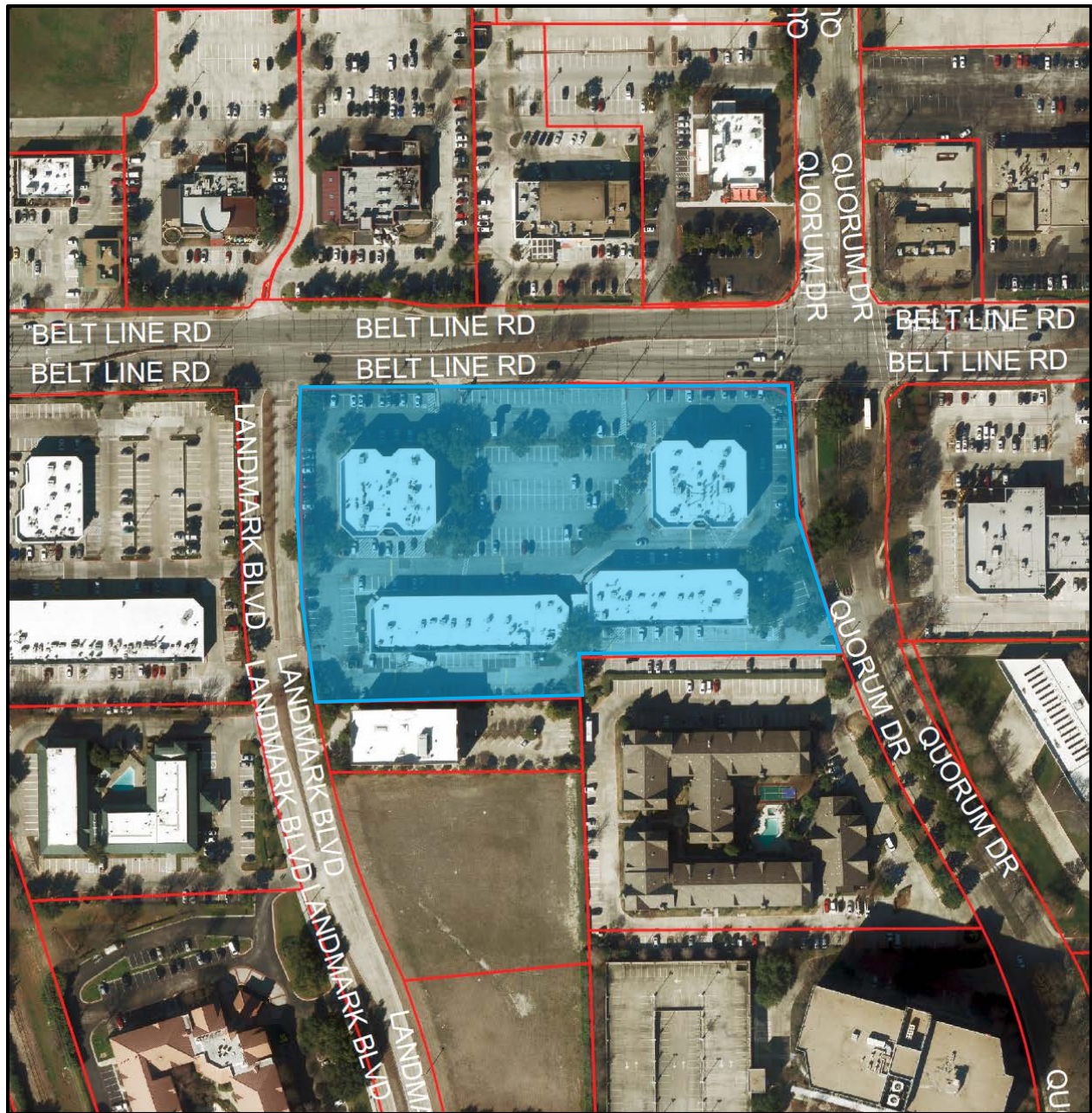
1776-SUP P&Z Packet

1776-SUP Final Plans

1776-SUP

PUBLIC HEARING Case 1776-SUP/The Improv. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4850 Belt Line Road, Suite 250 and Suite 100A, which property is currently zoned Planned Development (PD), through Ordinance 001-002, by approving a new Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow an expansion in floor area.

LOCATION MAP





April 13, 2018

STAFF REPORT

RE: Case 1776-SUP/The Improv

LOCATION: 4850 Belt Line Road, Suite 250 and 100A

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

APPLICANT: Tom Castillo, The Improv

DISCUSSION:

Background: The Improv is located in an existing restaurant space at 4850 Belt Line Road, Suite 250, totaling 5,720 square feet. This restaurant space is located within the retail center known as Plaza at the Quorum II, which is zoned as a Planned Development (PD) district through Ordinance 001-002. The original Special Use Permit was approved in 1981, and, in 1987, the Special Use Permit was amended to accommodate floor plan revisions for the Improv.

To comply with Building and Fire Code requirements, the property owner was required to add a stairway from the Improv's suite at the southeast corner of the building. To allow for better egress within the suite, the applicant is intending to renovate and reconfigure the existing space. Additionally, the applicant has leased a 1,778-square foot downstairs space, Suite 100A. Some of these changes require a new Special Use Permit.

Proposed Plan: The applicant is proposing to add office space in Suite 100A. This office will be used to coordinate operations of several Improv locations. These improvements are treated as a separate use, have already been reviewed and approved by Town staff, and are not part of the current request. Additionally, 700 square feet of the space will be used for liquor storage, dry storage, coolers and to provide a small green room to accommodate the comics.

Site Plan: The site plan will be amended slightly to add 3 new parking spaces as discussed as part of the Parking section below.

Landscaping: There are no landscape plan changes proposed as part of this request.

Building Elevations: There are no building elevation changes proposed as part of this request.

Parking: Ordinance 001-002 requires restaurants providing valet service to be parked at a ratio of one parking space per 100 square feet and restaurants without valet service to be parked at one parking space per 160 square feet. The Improv is one of two restaurants in this center that currently provides valet service for their customers.

While the proposed downstairs expansion will primarily be used as office space, the storage space and green room directly serve the upstairs restaurant use. Therefore, the additional square footage has been divided into office and restaurant uses. The 1,078 square feet of office requires a parking ratio of one space per 300 square feet. The 700 square feet of new restaurant space combined with the existing 5,720 square feet of restaurant space, requires 64 parking spaces. Based on these uses, the Improv requires a total of 68 parking spaces.

Plaza at the Quorum II provides a total of 450 parking spaces. At its current tenant occupancy, including the Improv expansion, the center requires 432 parking spaces. This leaves the center with 18 available parking spaces, with four vacant suites

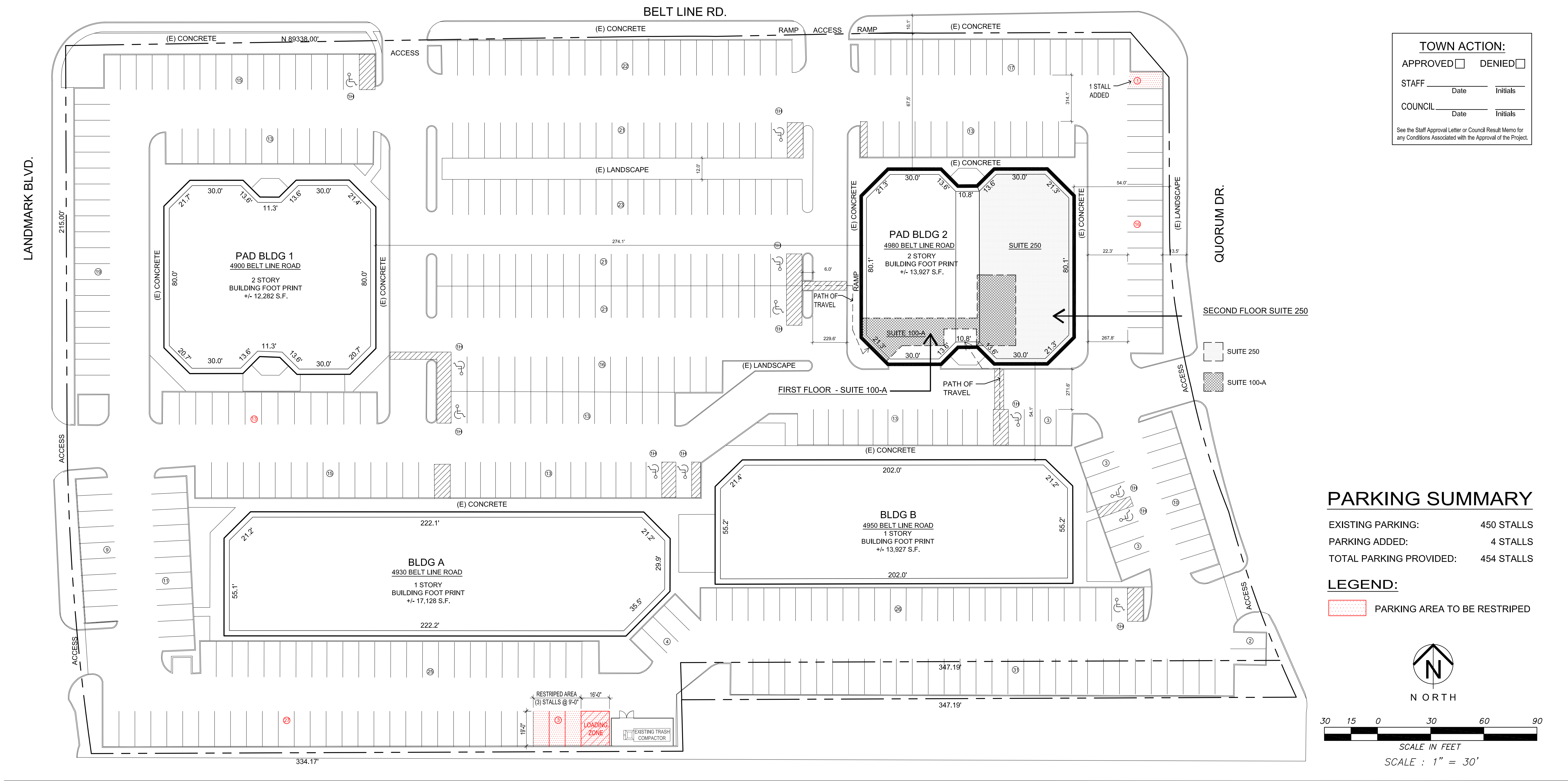
While not directly part of this request, the property owner has a tenant, Butcher Block, lined up for another vacant restaurant suite of 3,600 square feet, which would require a total of 23 parking spaces. At the current parking ratios, there is not enough parking to accommodate the proposed new restaurant tenant. To address this parking situation, the owner has identified four additional parking spaces and is proposing to restrict valet service to just The Improv. Given these efforts, the center will be able to accommodate Butcher Block and leave the property with 20 parking spaces for the three remaining vacant suites.

RECOMMENDATION: **CONDITIONAL APPROVAL**

The Improv has been operating in the same location for over 30 years and intends to continue operations in Town of Addison. 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.

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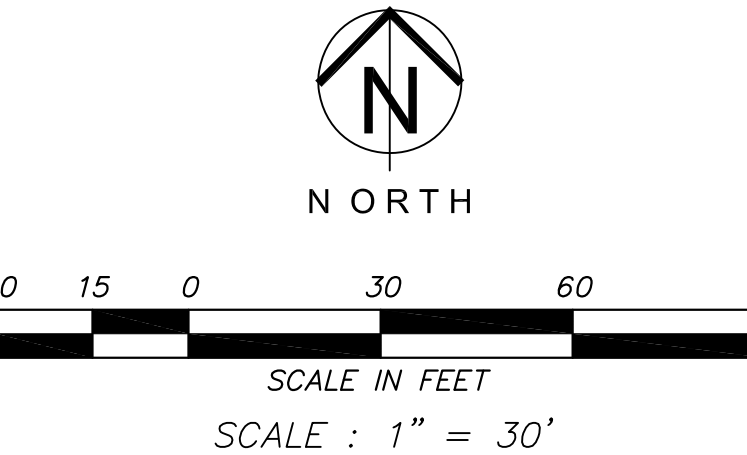


TOWN ACTION:
APPROVED ☐ DENIED ☐
STAFF _____ Date _____ Initials _____
COUNCIL _____ Date _____ Initials _____
See the Staff Approval Letter or Council Result Memo for any Conditions Associated with the Approval of the Project.

PARKING SUMMARY

EXISTING PARKING:	450 STALLS
PARKING ADDED:	4 STALLS
TOTAL PARKING PROVIDED:	454 STALLS

LEGEND:
 PARKING AREA TO BE RESTRIPE

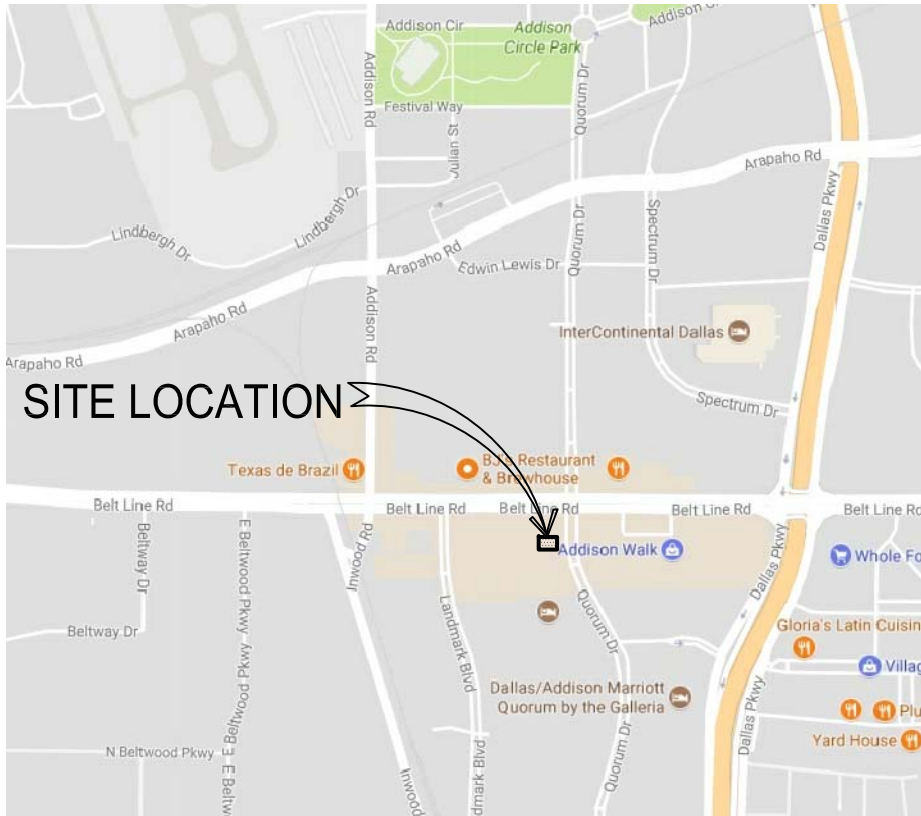


SUP SITE PLAN (PARKING COUNT: 454 STALLS)

SCALE	A
1"=30'-0"	

- THERE ARE NO PROPOSED SITE WORK IMPROVEMENTS.
- THERE ARE NO PROPOSED ALTERATION TO LANDSCAPE AREAS.
- THERE ARE NO CHANGE TO EXISTING PARKING LAYOUT.
- THERE ARE NO PROPOSED CHANGES TO TRASH ENCLOSURES.
- THERE ARE NO PROPOSED CHANGES TO HARDSCAPE AREAS.

- 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.



TRACT 1: QP II PARTNERSHIP. L.P. VOLUME 2005149, PAGE 40 D.R.D.C.T.
TRACT 2: QP II PARTNERSHIP. L.P. VOLUME 2005149, PAGE 40 D.R.D.C.T.

ZONING: PD (PLANNED DEVELOPMENT)
EXISTING USE:
BUILDING PAD 1: RETAIL AND FOOD SERVICES
BUILDING PAD 2: RETAIL AND FOOD SERVICES
BUILDING A: RETAIL AND FOOD SERVICES
BUILDING B: RETAIL AND FOOD SERVICES

EXISTING USE SUITE 250: COMEDY CLUB/ RESTAURANT: 5,719.89 S.F.
PROPOSED USE SUITE 100-A: BUSINESS (OFFICE AREA): 1,077.86 S.F.
STORAGE & GREEN ROOM: 700.00 S.F.
SUITE 101-A TOTAL AREA : 1,777.86 S.F.
TOTAL SUP BUILDING AREA: 5,719.89 S.F. + 700 S.F. = 6,419.89 S.F.

SITE AREA:
TRACT 1: 239,275 SQ. FT. (5.4930 ACRES)
TRACT 2: 7,204 SQ. FT. (0.1654 ACRES)

BUILDING HEIGHT: 34'-0"
TOTAL PARKING REQUIRED BASED ON EXISTING TENANT OCCUPANCY: 433 PARKING STALS
TOTAL PARKING PROVIDED 454 PARKING STALLS

OWNER:
WESTWOOD FINANCIAL
5500 GREENVILLE AVENUE, SUITE 602
DALLAS TX, 75206
972-284-0922 TEL.
CONTACT: DOUG HOWELL
APPLICANT:
THE IMPROV
4850 BELTLINE ROD, SUITE 250
DALLAS, TX 75254
PHONE: (972) 450.2885
CONTACT: TOM CASTILLO

REQUIRED PARKING FOR THE IMPROV SPECIAL USE PERMIT (SUP):
SUITE 250: COMEDY CLUB/RESTAURANT: 5,719.89 S.F. / 100 = 57 STALLS
SUITE 100-A: BUSINESS (OFFICE AREA): 1,077.86 S.F. / 300 = 4 STALLS
STORAGE & GREEN ROOM: 700.00 S.F. / 100 = 7 STALLS
TOTAL PARKING REQUIRED FOR THE IMPROV SUP = 68 STALLS

GENERAL NOTES

TOWN OF ADDISON NOTES

VICINITY MAP

PROJECT SUMMARY

ARCHITECT:

DAVID HIDALGO ARCHITECTS
planningartdesign
316 south first avenue
arcadia ca 91006
tel: 626.446.4148 fax: 626.446.2765
Dhidalgo@DHarc.com

PROJECT:

QUORUM PLAZA II
THE IMPROV TENANT IMPROVEMENT
4880 BELT LINE ROAD, SUITES 250 & 100-A
SUP APPLICATION
ADDISON TEXAS

WESTWOOD FINANCIAL
11440 SAN VICENTE BLVD.
LOS ANGELES, CA 90049

REVISION	DATE	BY

DRAWN BY: AM
PROJECT ARCHITECT: DAVID HIDALGO
DATE: 04.10.2018
SCALE: AS NOTED
PROJECT NO. 13066.22
STAMP

- ☐ DESIGN DEVELOPMENT
- ☐ PROGRESS CONST. DOCS.
- ☐ CITY SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE
- ☐ RECORD DRAWINGS

SHEET TITLE

SUP SITE PLAN

SHEET:

SUP SP-1



A

NORTH

2 1 0 2 4 6

SCALE IN FEET
SCALE : 3/16" = 1'-0"

DRAWN BY:	AM
PROJECT ARCHITECT:	DAVID HIDALGO
DATE:	04.10.2018
SCALE:	AS NOTED
PROJECT NO.	13066.22
STAMP	

- ☐ DESIGN DEVELOPMENT
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SUP
FIRST
FLOOR PLAN

SUP 1ST FLR

QUORUM PLAZA II
THE IMPROV TENANT IMPROVEMENT
4980 BELT LINE ROAD, SUITES 250 & 100-A
SUP APPLICATION

QUORUM PLAZA II

QUORUM PLAZA II
THE IMPROV TENANT IMPROVEMENT

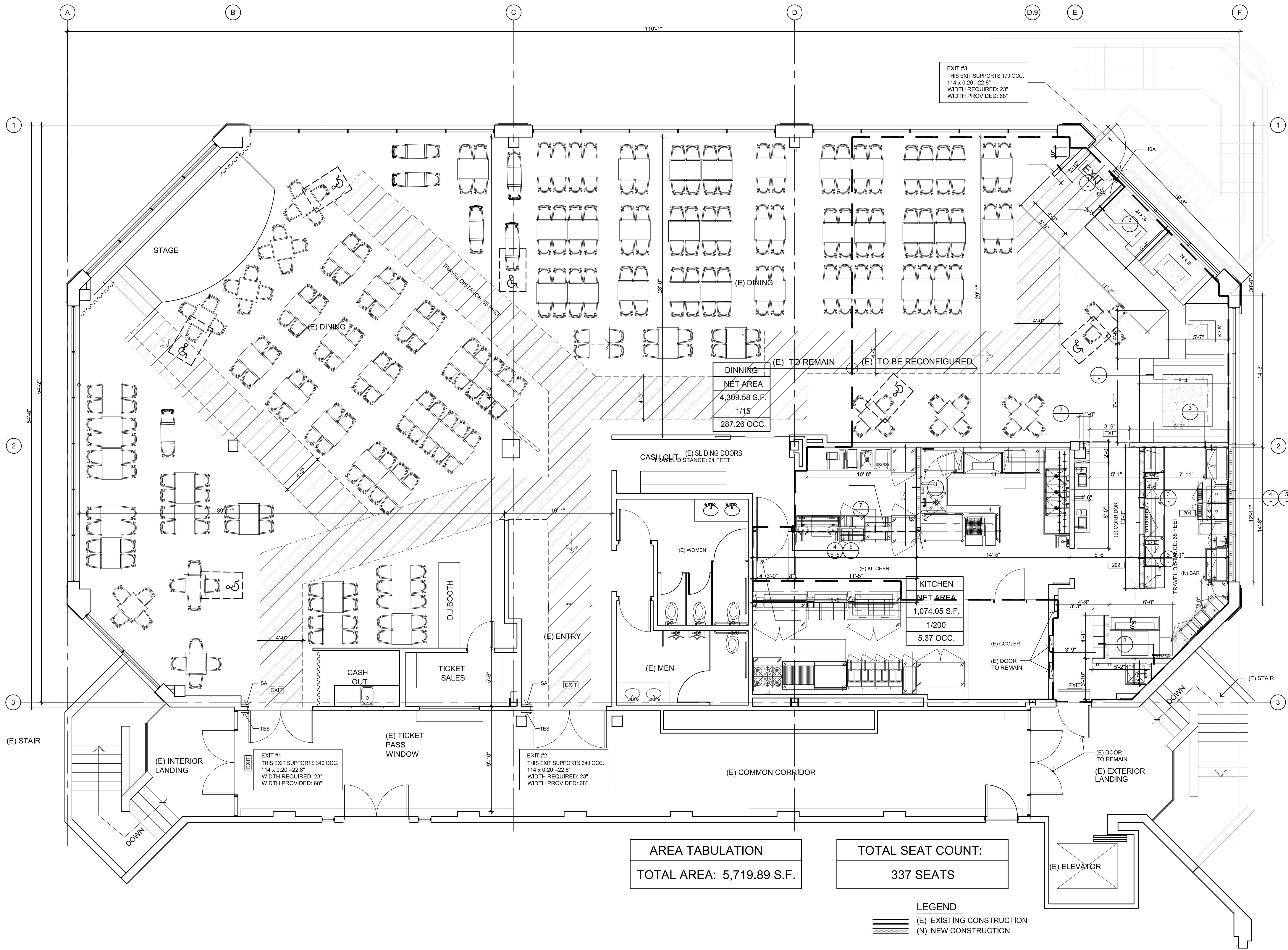
ORUM PLAZA
PROV TENANT IMPROV
LINE ROAD, SUITES
SUP APPLICATION

TEXAS

ADDISON

WESTWOOD FINANCIAL
11440 SAN VICENTE BLVD.
LOS ANGELES, CA 90049

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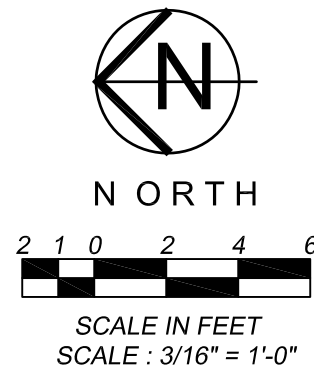


AREA TABULATION
TOTAL AREA: 5,719.89 S.F.

TOTAL SEAT COUNT:
337 SEATS

1ST FLOOR (NEW): 1,777.86 SQ. FT.
2ND FLOOR (EXISTING): 5,719.89 SQ. FT.
TOTAL: 7,497.75 SQ. FT.

LEGEND
(E) EXISTING CONSTRUCTION
(N) NEW CONSTRUCTION



SECOND FLOOR PLAN (SUITE 250)

SCALE
3/16\"= 1'-0\"

B

TOWN 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.

ARCHITECT:
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Dhidalgo@DHarc.com

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4980 BELT LINE ROAD, SUITES 250 & 100-A
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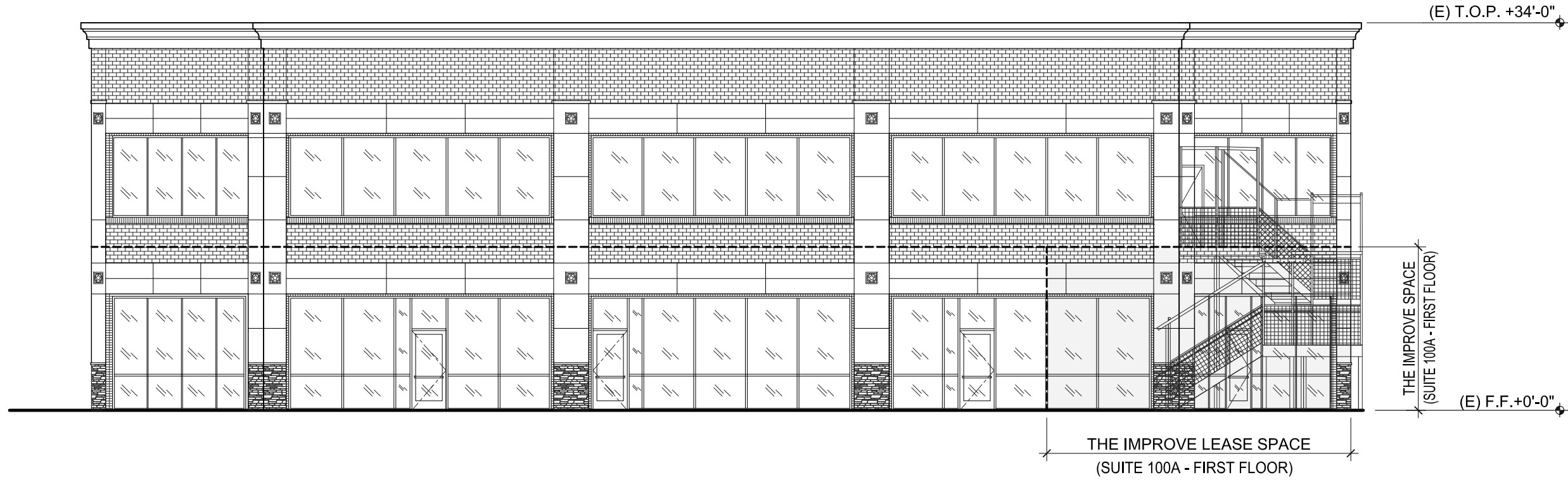
REVISION	DATE	BY

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- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE
- ☐ RECORD DRAWINGS

SHEET TITLE
**SUP
SECOND
FLOOR PLAN**
SHEET:
SUP 2ND FLR

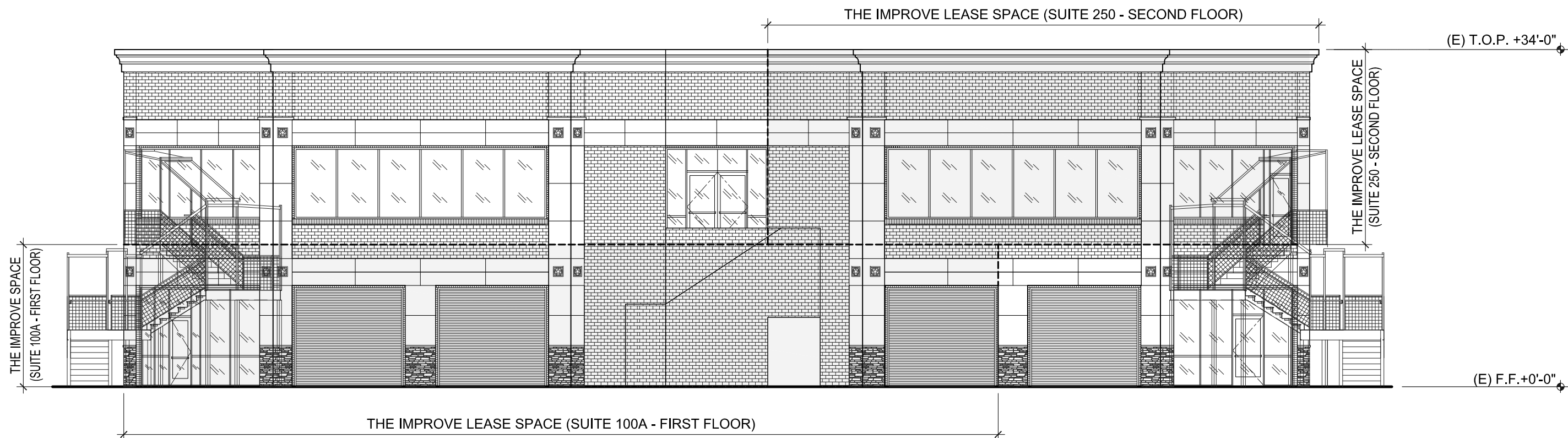
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NOTE: THERE ARE NO PROPOSED CHANGES ON FACADE MATERIALS OR GLAZING.

EXISTING WEST ELEVATION

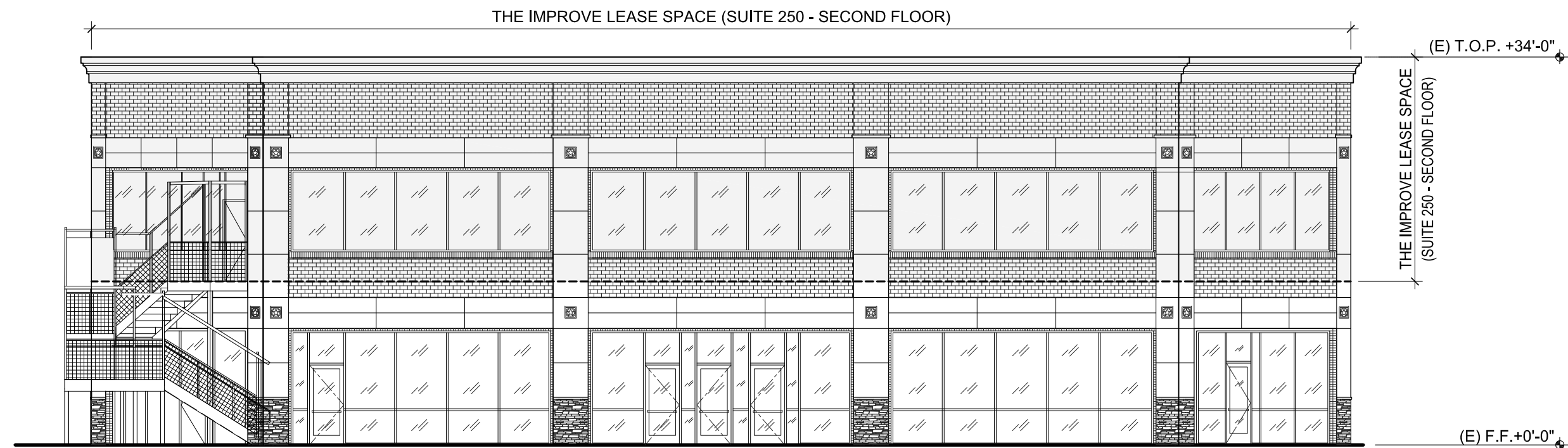
SCALE	D
3/32"=1'-0"	



NOTE: THERE ARE NO PROPOSED CHANGES ON FACADE MATERIALS OR GLAZING.

EXISTING SOUTH ELEVATION

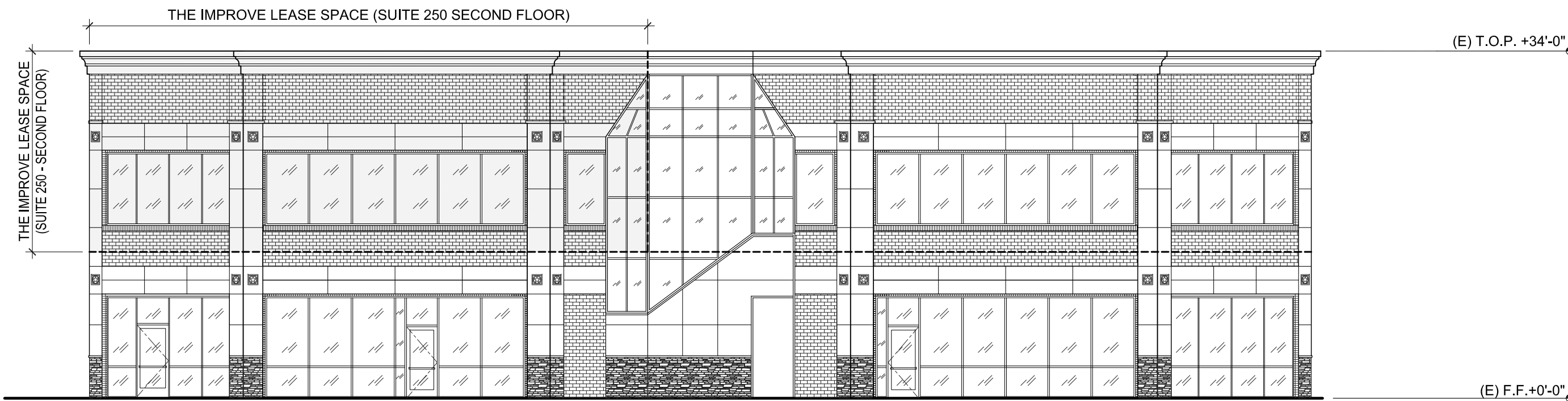
SCALE	B
3/32"=1'-0"	



NOTE: THERE ARE NO PROPOSED CHANGES ON FACADE MATERIALS OR GLAZING.

EXISTING EAST ELEVATION

SCALE	C
3/32"=1'-0"	



NOTE: THERE ARE NO PROPOSED CHANGES ON FACADE MATERIALS OR GLAZING.

EXISTING NORTH ELEVATION

SCALE	A
3/32"=1'-0"	

TOWN 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.

ARCHITECT:
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Dhidalgo@DHarc.com

PROJECT:

TEXAS

QUORUM PLAZA II
THE IMPROV TENANT IMPROVEMENT
4980 BELT LINE ROAD, SUITES 250 & 100-A
SUP APPLICATION

ADDISON

WESTWOOD FINANCIAL
11440 SAN VICENTE BLVD.
LOS ANGELES, CA 90049

REVISION	DATE	BY

DRAWN BY:	AM
PROJECT ARCHITECT:	DAVID HIDALGO
DATE:	04.10.2018
SCALE:	AS NOTED
PROJECT NO.	13066.22
STAMP	

- ☐ DESIGN DEVELOPMENT
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☐ CITY SUBMITTAL
☐ BID PACKAGE
☐ CONSTRUCTION ISSUE
☐ RECORD DRAWINGS

SHEET TITLE

SUP EXTERIOR
ELEVATIONS

SHEET:

SUP ELV