



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 19, 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 May 15, 2018 Planning and Zoning Commission meeting.
2. **PUBLIC HEARING** Case 1778-SUP/MidiCi Pizza Napoletana. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 504, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only.
3. **PUBLIC HEARING** Case 1779-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 with the sale of alcoholic beverages for on-premises consumption only, in order to allow an expansion in floor area, and a Special Use Permit for an arcade.

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: _____
Irma Parker, City Secretary
Friday, June 15, 2018
Time: 5:00 pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH
DISABILITIES. PLEASE CALL (972) 450-7090 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

Planning & Zoning Commission

Meeting Date: 06/19/2018

Agenda Caption:

Discuss and take action regarding approval of the minutes of the May 15, 2018 Planning and Zoning Commission meeting.

Attachments

May 15, 2018 P&Z Minutes

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

May 15, 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 Eileen Resnik; Commissioner Tom Souers

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the April 17, 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 Eileen Resnik, Commissioner Tom Souers

Passed

2. FINAL PLAT/MERIDIAN SQUARE, LOTS 1 AND 2, BLOCK A.
Presentation, discussion and consideration of a final plat for two lots totaling 1.195 acres located generally at 5005 Meridian Lane.

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 Eileen Resnik, Seconded by Commissioner Tom Souers

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

Passed

3. **PUBLIC HEARING** Case 1777-SUP/Flower Child. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt line Road, Suite 100, which property is currently zoned Local Retail with an existing Special Use Permit, through Ordinance 013-017, 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.

Discussion:

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

Vice Chair Linda Groce inquired about the uneven grade around the property and tree removal during the parking lot reconfiguration. Charles Goff responded that the grade is fairly flat on the west side of the building, but, on the east side, there is a retaining wall, which will remain in place. With regard to tree removal, the proposal calls to remove the existing palm trees around that building and replace them with trees that comply with the Town's landscape ordinance.

The Commission had a brief discussion about the restaurant brand.

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 subject to the following condition:

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

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

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

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.

One position was vacant at the time of this meeting.

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

Planning & Zoning Commission

Meeting Date: 06/19/2018

Agenda Caption:

PUBLIC HEARING Case 1778-SUP/MidiCi Pizza Napoletana. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 504, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only.

Attachments

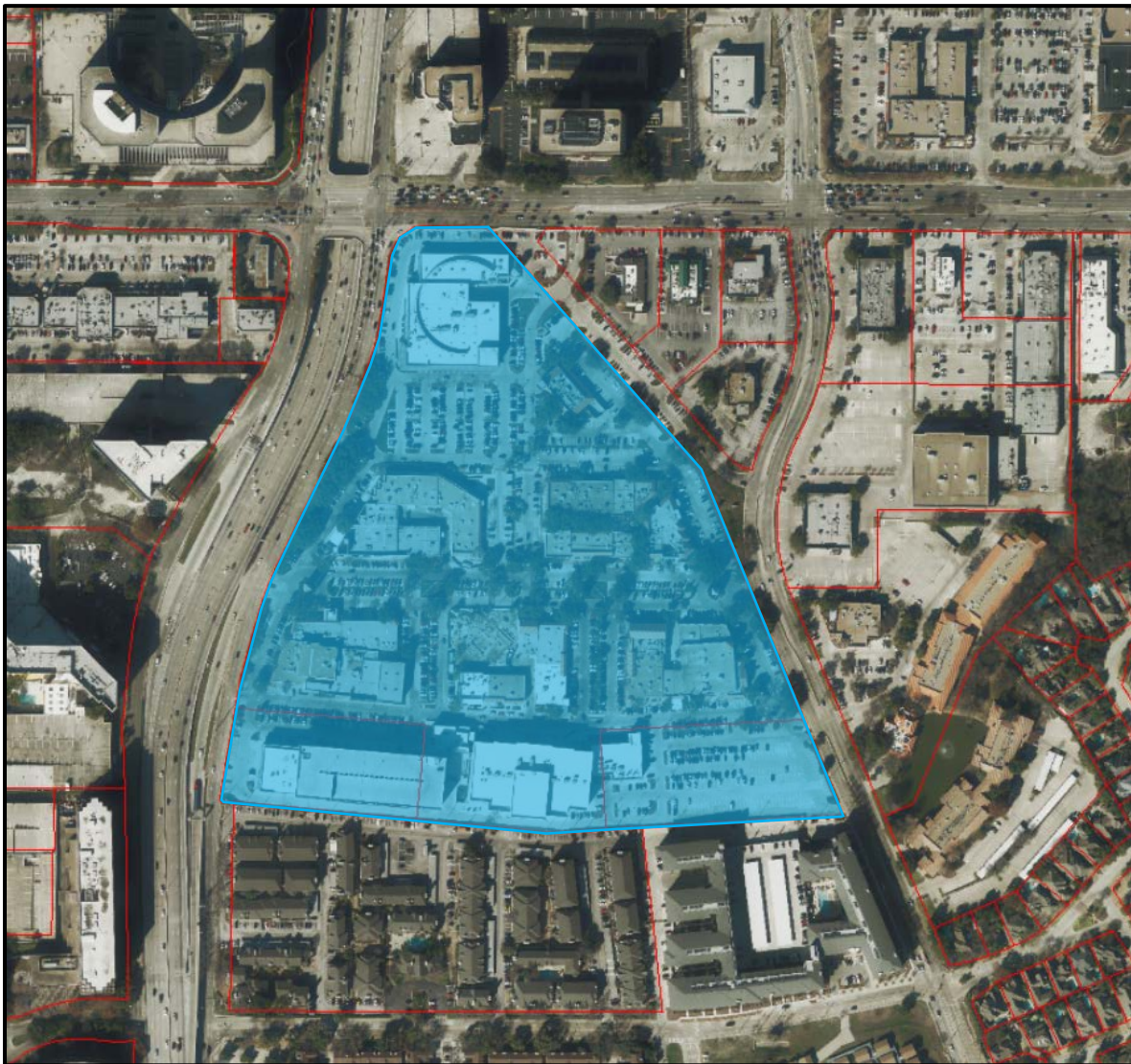
1778-SUP P&Z Packet

1778-SUP Plans

1778-SUP

PUBLIC HEARING Case 1778-SUP/MidiCi Pizza Napoletana. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 504, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





June 14, 2018

STAFF REPORT

RE: Case 1778-SUP/MidiCi Pizza Napoletana

LOCATION: 5100 Belt Line Road Suite 504

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

APPLICANT: Michelle Fang, The Fang Group, LLC

DISCUSSION:

Background: This application is for a leased space within Village on the Parkway. The property has been under redevelopment since 2012, as seen through the addition of Whole Foods, AMC and many other new restaurant and retail uses.

MidiCi Pizza Napoletana, part of the Menchie's frozen yogurt franchise system, is a new pizza chain that combines upscale and high-quality food with fast service and affordable prices. The restaurant would offer personalized Neapolitan appetizers (antipasto), authentic Italian desserts, and brunch specials on weekends. MidiCi has over forty locations nationwide, one in Fort Worth and one in West Village, with 4 additional locations coming soon to Euless, Preston Hollow, Allen, and Mesquite.

Proposed Plan: The applicant is proposing to open a restaurant and sell alcoholic beverages for on premises consumption only near the southern edge of Village on the Parkway, directly across from the AMC movie theater. The restaurant would total 3,182 square feet, inclusive of the adjacent outdoor 718 square-foot patio. The floor plan shows a curved full-service bar area, in combination with a pizza toppings bar and a wood-burning oven, a living 21-foot olive tree, and seating for 86.

Parking: With the success of the redevelopment efforts to this point, parking has been a concern for several years at Village on the Parkway. The Planned Development ordinance approved for this center allows most uses to be parked at a ratio of 1 space per 250 square feet. The development plans show that 2,240 spaces are provided, which is approximately 600 spaces more than the required number.

Under the approved plan for the center, the parking can be provided anywhere on the site, and does not have to be immediately in front of the tenant's lease space. In response to concerns

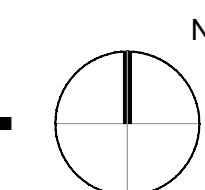
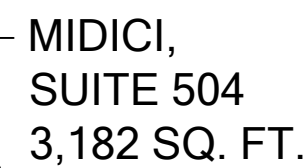
about the availability of parking, staff and the property owner have developed a parking plan that has been in place for the last several months. This plan limits the amount and location of valet spaces. Since the implementation of this parking plan, staff has not received any complaints about the parking at this center.

RECOMMENDATION: APPROVAL WITH CONDITIONS

MidiCi is a fast growing fast-casual chain offering upscale ambiance and imported menu ingredients. The proposed restaurant would activate a currently vacant space and provide a new type of dining experience, with proposed operating hours not exceeding 11pm.

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.



A1.00

FANG GROUP
4529 DAFFODIL TRAIL
PLANO, TEXAS 75093
CONTACT: BILL FANG
EMAIL: BFANG5604@GMAIL.COM

WALLACE JOHNSON STUDIO
6500 GREENVILLE AVE., STE. 650
DALLAS, TEXAS 75206
TEL 214.458.0966
CONTACT: LIZ JOHNSON
EMAIL: LJOHNSON@WALLACEJOHNSONSTUDIO.COM

VILLAGE ON THE PARKWAY
5100 BELTLINE ROAD, STE. 430
DALLAS, TEXAS 75254
TEL 972.385.6054
CONTACT: SUSAN STEELHAMMER, CSM
EMAIL: SSTEELHAMMER@VESTAR.COM

SEATING:
 INTERIOR DINING: 44 SEATS
 EXTERIOR PATIO: 42 SEATS
 TOTAL: 86 SEATS



NEW FLOOR PLAN

4' 8' SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"

	EXISTING PARTITION TO REMAIN		(N) WALL PARTITION
	(E) WALL PARTITION TO BE DEMOLISHED		1-HOUR RATED WALL
	ROOM NUMBER		2-HOUR RATED WALL
	WINDOW NUMBER- SEE WINDOW SCHEDULE SHEET A7.1		DOOR NUMBER- SEE DOOR SCHEDULE SHEET A7.1
	WALL MTD. FIRE EXTINGUISHER		DUPLEX OUTLET
			DUPLEX WITH GROUND FAULT INTERRUPTER (GFI)
			JUNCTION BOX

1. THE ARCHITECTURAL DRAWINGS SHOULD BE USED WITH AND IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF WALLACE JOHNSON STUDIO.
2. THE GENERAL CONTRACTOR IS ADVISED THAT THE AVAILABLE SPACE FOR ROUTING ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND COMMUNICATIONS PIPING CONDUIT, TRAYS AND DUCTWORK MAY BE MINIMAL IN MANY LOCATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE ALL OF THE TRADES WORK.
3. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, DUCTS, STRUCTURAL ELEMENTS, ETC., AND ARRANGE & MODIFY NON-VISIBLE ITEMS TO ENSURE ADEQUATE CLEARANCES FOR PARTITION WALL SHOWN.
4. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE BLOCKED AND SEALED PER UL APPROVED METHODS.
5. THE GENERAL CONTRACTOR IS TO ENSURE THE CONTINUITY OF NEW OR EXISTING FIRE-RATED CONSTRUCTION.
6. ALL MANUFACTURER'S NAME, TRADEMARK, LOGOS, ETC SHALL NOT BE VISIBLE TO THE PUBLIC, UNLESS REQUIRED BY THE BUILDING CODE.
7. ALL WALL MOUNTED ITEMS SUCH AS MILLWORK, FURNITURE, SIGNAGE, OWNER PROVIDED EQUIPMENT, ETC SHALL BE REINFORCED WITH BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALL AND THE SECURITY OF THE ITEM MOUNTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE THE PLACEMENT OF ALL BLOCKING PRIOR TO CLOSING OF WALLS. ALL BLOCKING SHALL BE FIRE RETARDANT TREATED. USE OF COMBUSTIBLE MATERIALS ABOVE THE CEILING IS NOT PERMITTED.
10. THE GENERAL CONTRACTOR TO COORDINATE ALL MILLWORK WITH FURNITURE, EQUIPMENT, LIGHTING, AUDIOVISUAL, ELECTRICAL DEVICES, DATA DEVICES, AND DRYWALL SURROUNDINGS.
11. THE GENERAL CONTRACTOR SHALL USE APPROVED FURNITURE INSTALLATION PLAN TO DETERMINE FINAL LOCATION OF ALL POWER, VOICE, DATA, AND OTHER DEVICES SERVING FURNITURE.
12. THE GENERAL CONTRACTOR SHALL COORDINATE AND CONFIRM ALL FIRE EXTINGUISHER LOCATIONS WITH WALLACE JOHNSON STUDIO IN THE FIELD PRIOR TO FRAMING. COMPLY WITH ALL APPLICABLE CODES, INDUSTRY STANDARDS, ETC.
13. THE GENERAL CONTRACTOR SHALL COORDINATE PROVIDING A THICKEN PARTITION AT FEC, AS REQUIRED.
14. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL MARK-OUT PARTITION LAYOUT FOR APPROVAL BY WALLACE JOHNSON STUDIO.
15. DO NOT SCALE DRAWINGS! WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, NOTIFY WALLACE JOHNSON STUDIO FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING.
16. DIMENSIONS SHOWN AS "V.I.F." SHALL BE VERIFIED IN THE FIELD BY LAYING OUT THE PARTITIONS. THE GENERAL CONTRACTOR SHALL NOTIFY WALLACE JOHNSON STUDIO OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH WORK IN THAT AREA.
17. DIMENSIONS MARKED "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES, INCLUDING CARPET, VCT, MILLWORK, ETC. THE GENERAL CONTRACTOR SHALL NOT ADJUST DIMENSION WITHOUT WRITTEN INSTRUCTIONS FROM WALLACE JOHNSON STUDIO.
18. ALL WALLS TO BE CONSTRUCTED AT 90° ANGLES U.N.O.

1	(N) RETAIL UNIT. SEE SHEET A8.4 AND FIXTURE SCHEDULE SHEET A7.2 A. 9" DEEP FULL (FIX-19) B. 12" DEEP FULL (FIX-20) C. 12" DEEP MODIFIED (FIX-21)
2	NOT USED
3	(N) TABLEWARE STATION. SEE SHEET A8.4
4	(N) DRINK DISPENSER
5	(N) TREE IN POT, COORDINATE W/ MIDICI CORPORATE

WALLACE
JOHNSON
studio

BILL & MICHELLE FANG
THE FANG GROUP LLC



4529 DAFFODIL TRAIL
PLANO, TX 75093

<u>ACTION</u>	
APPROVED	DENIED
STAFF _____	_____
Date	Initials
COUNCIL _____	_____
Date	Initials
Neighborhood # _____	

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

**MIDICI AT THE VILLAGE
ON THE PARKWAY**
5100 BELT LINE DR., SUITE 504
ADDISON, TEXAS 75254
PLANNING SUBMITTAL

		
		
		
		
		
		
		
		
		
		
		
		
		
		
	05.21.2018	PLANNING SUBMITTAL
No.	Date	Item
REVISIONS		

NEW FLOOR PLAN
SUP

Project No.	
Date	05.21.2018
Last Revision	

A2.1

Planning & Zoning Commission

Meeting Date: 06/19/2018

Agenda Caption:

PUBLIC HEARING Case 1779-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 with the sale of alcoholic beverages for on-premises consumption only, in order to allow an expansion in floor area, and a Special Use Permit for an arcade.

Attachments

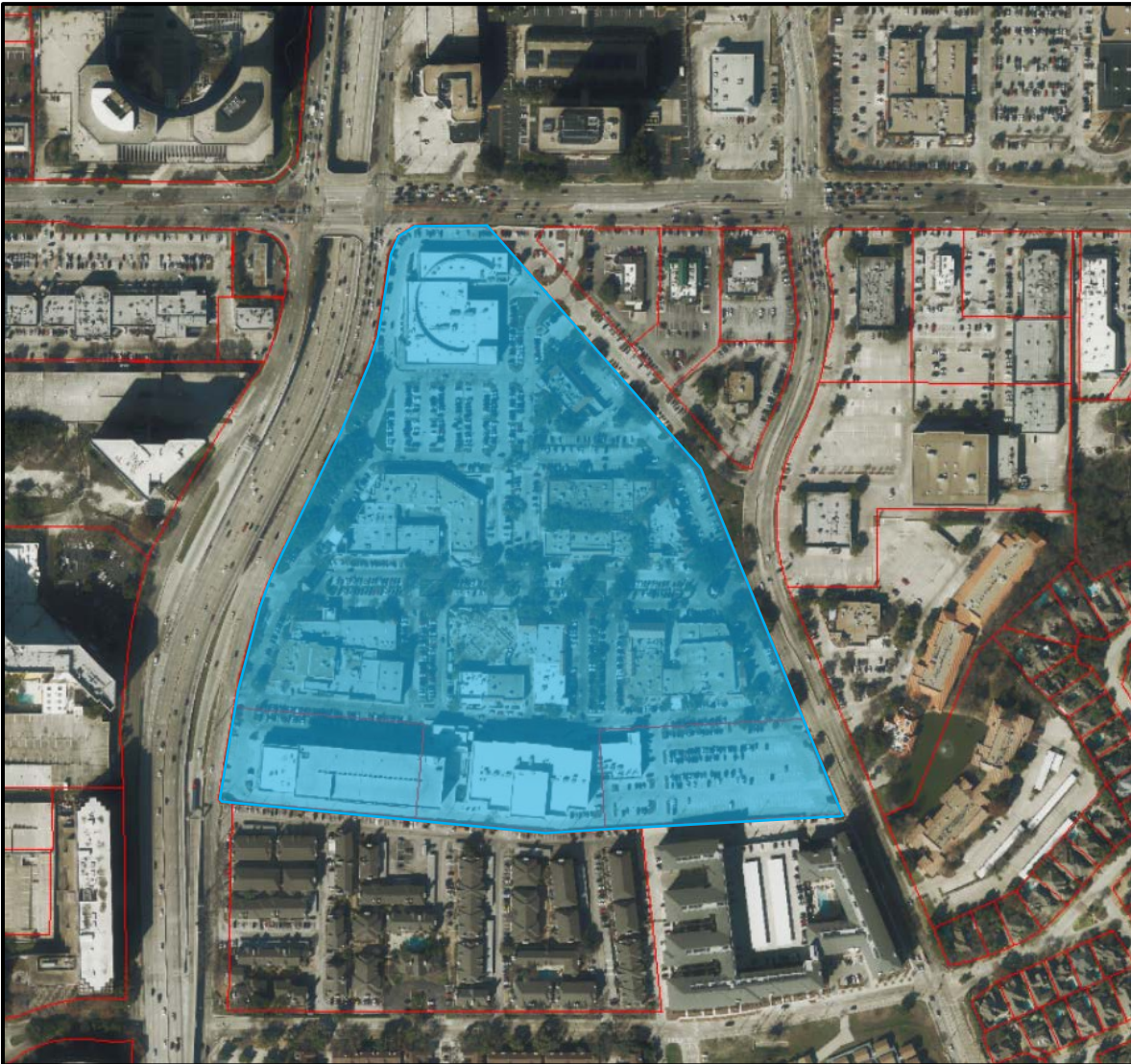
1779-SUP P&Z Packet

1779-SUP Plans

1779-SUP

PUBLIC HEARING Case 1779-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 with the sale of alcoholic beverages for on-premises consumption only, in order to allow an expansion in floor area.

LOCATION MAP





June 14, 2018

STAFF REPORT

RE: Case 1779-SUP/BoomerJack's

LOCATION: 5100 Belt Line Road Suite 401

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on premises consumption only, and a Special Use Permit for an arcade

APPLICANT: Bruce Hvidsten

DISCUSSION:

Background: This application is for a leased space within Village on the Parkway. The property has been under redevelopment since 2012, as seen through the addition of Whole Foods, AMC and many other new restaurant and retail uses.

BoomerJack's Grill and Bar is a traditional American fare and sports concept that is known for its patio atmosphere and variety of burgers. BoomerJack's currently has multiple locations around the DFW Metroplex. The establishment received an approval for a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only through ordinance O18-002 in January 2018. Since this approval, the applicant has decided to revise the restaurant concept and requested a floor area increase to accommodate additional seating, a second bar, and a variety of recreational games.

This new concept is a reflection of the recent emerging trend called "eatertainment," which combines food with fun activities and interactive games to create an entertaining dining and leisure experience. As witnessed through similar venues opening across North Texas, this combination of food and entertainment concept appears to be a sought-after untapped market.

Proposed Plan: The applicant is proposing to open a restaurant and sell alcoholic beverages for on premises consumption only at the southeast corner of Village on the Parkway, in the former Visit Addison space. The restaurant concept increases the total area from 10,105 square feet to 21,879 square feet, inclusive of a 4,642 square-foot outdoor patio. The proposed patio would encompass the entire private walkway adjacent to the building, therefore, Boomerjack's original Special Use Permit provided a condition for a path of travel through the outdoor patio. This still an important factor for this location, and pavement treatments and other design measures should

be incorporated into the patio plan to indicate a walking path through the patio for visitors wanting to travel through the patio to get to other businesses within the center.

The revised floor plan shows a good-sized kitchen, two full service bar areas, a mezzanine level with dining, and seating for 612. Additionally, the revised floor plan shows one life size shuffle board court, two bocce ball courts, four pop-a-shot games, a ping pong table, a foosball table, three dart board stations, and two giant jengas. The Town's Zoning Ordinance defines such recreational games as "gaming machines" and requires that any establishment with more than four gaming machines obtain a Special Use Permit for an arcade.

Although this is an "eatertainment" type of concept, the applicant is aware of and has committed to complying with the Town's requirement that at least 60 percent of gross revenue comes from the sale of food.

Parking: With the success of the redevelopment efforts to this point, parking has been a concern for several years at Village on the Parkway. The Planned Development ordinance approved for this center allows most uses to be parked at a ratio of 1 space per 250 square feet. The development plans show that 2,240 spaces are provided, which is approximately 600 spaces more than the required number.

Under the approved plan for the center, the parking can be provided anywhere on the site, and does not have to be immediately in front of the tenant's lease space. In response to concerns about the availability of parking, staff and the property owner have developed a parking plan that has been in place for the last several months. This plan limits the amount and location of valet spaces. Since the implementation of this parking plan, staff has not received any complaints about the parking at this center.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

BoomerJack's is a successful traditional American fare and sports concept, which has done very well throughout the DFW Metroplex. The new restaurant and expansive patio area would activate one of the prominent corners in Village on the Parkway, which is currently vacant, and the revised concept provides an alternative restaurant experience intended to ensure success at this location.

Staff recommends approval of the request, subject to 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.

SITE PLAN NOTES

1. ANY REVISIONS TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL 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 5000 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.

GENERAL NOTES

1. DUMPSTER ENCLOSURE IS EXISTING AND WILL BE UNCHANGED BY NEW WORK.
2. PLANTERS TO BE MAINTAINED BY THE ESTABLISHMENT ACCORDINGLY.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDITION TRANSPORTATION PLAN. WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS AND DRAINAGE CRITERIA MANUAL.

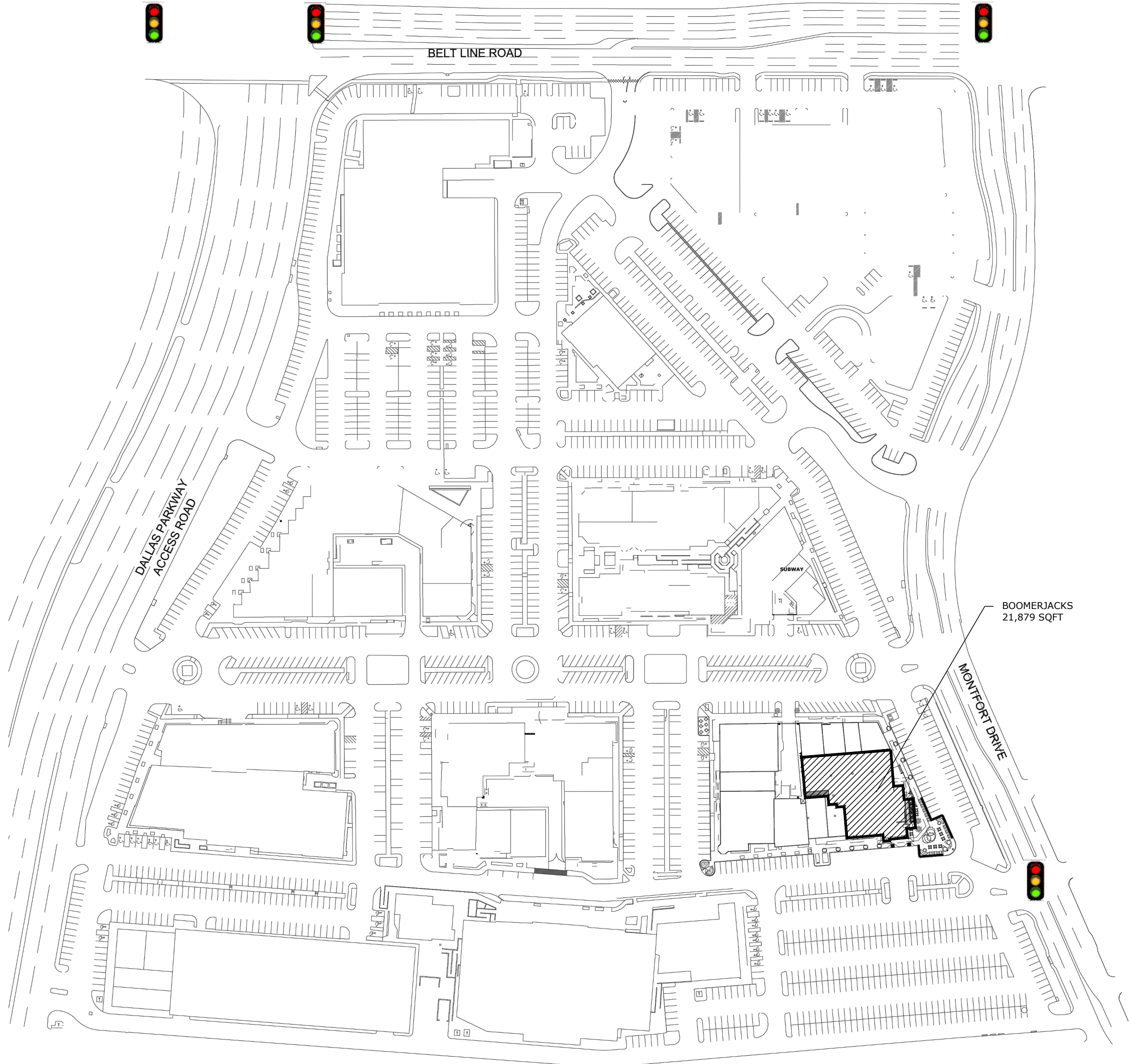
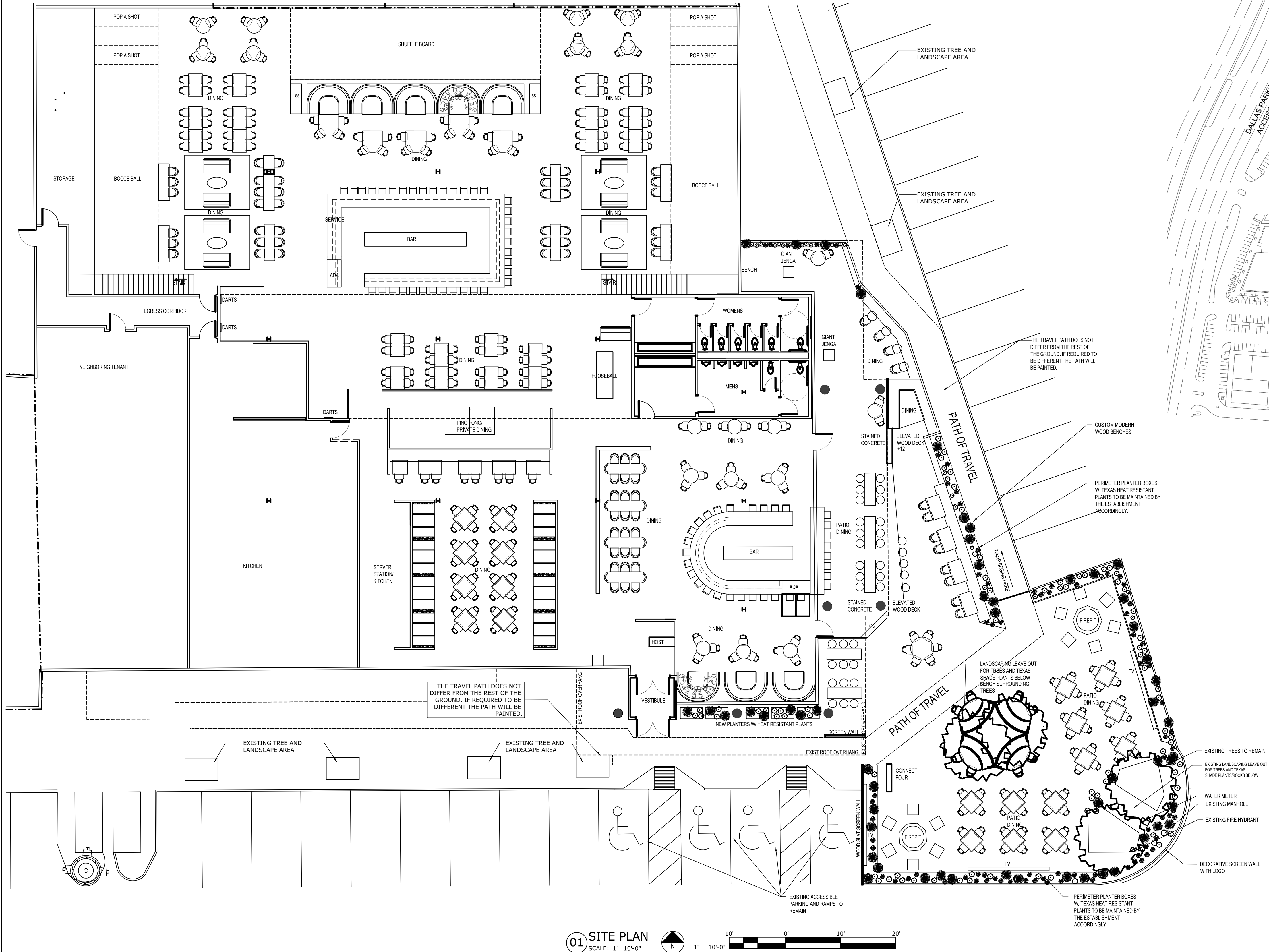
TOTAL PARKING

1,998 SURFACE PARKING STALLS

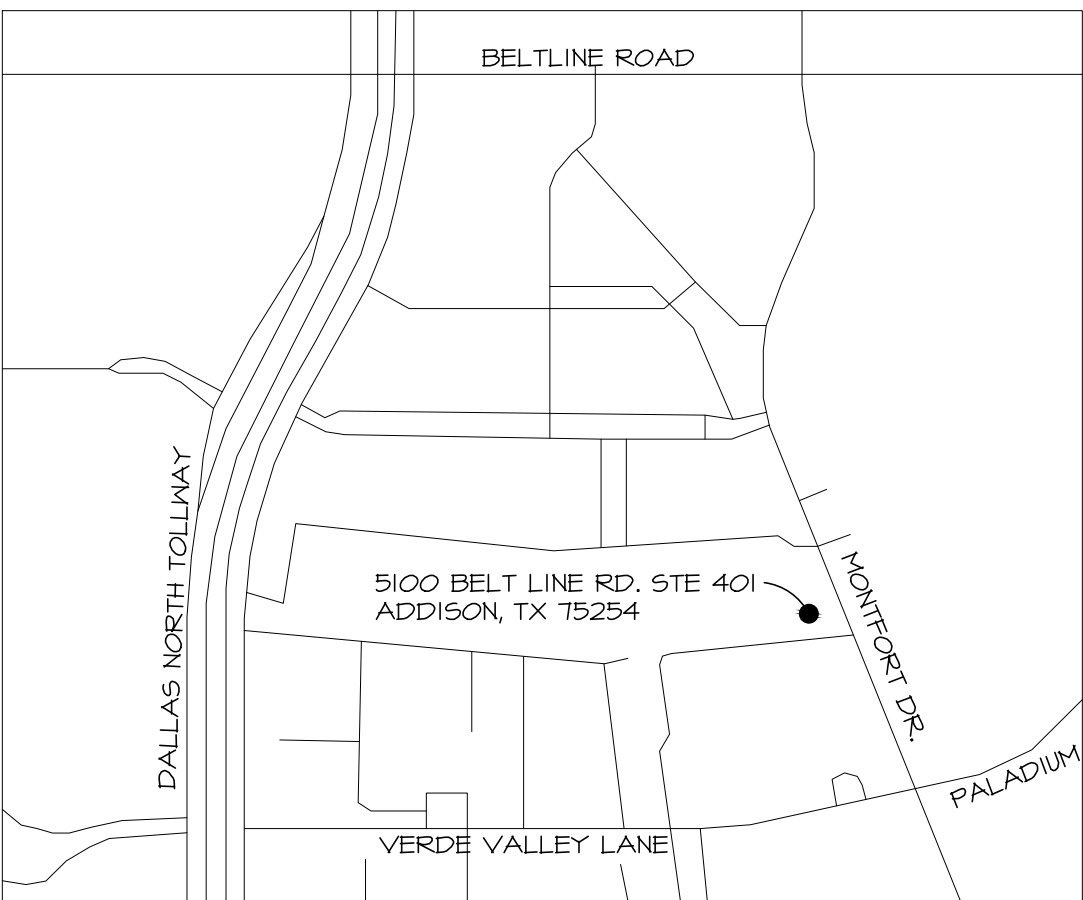
REQUIRE TENANT PARKING

BOOMERJACKS RESTAURANT: 17,237 SF
PATIO: 4,642 SF

21,879 SF/250 SF = 88 REQUIRED STALLS



02 DEVELOPMENT SITE PLAN
SCALE: N.T.S.



03 LOCATION PLAN
SCALE: N.T.S.

OWNER: KASEY MOORE
2515 MCKINNEY AVE. SUITE 800
DALLAS, TEXAS 75201
972.458.3327

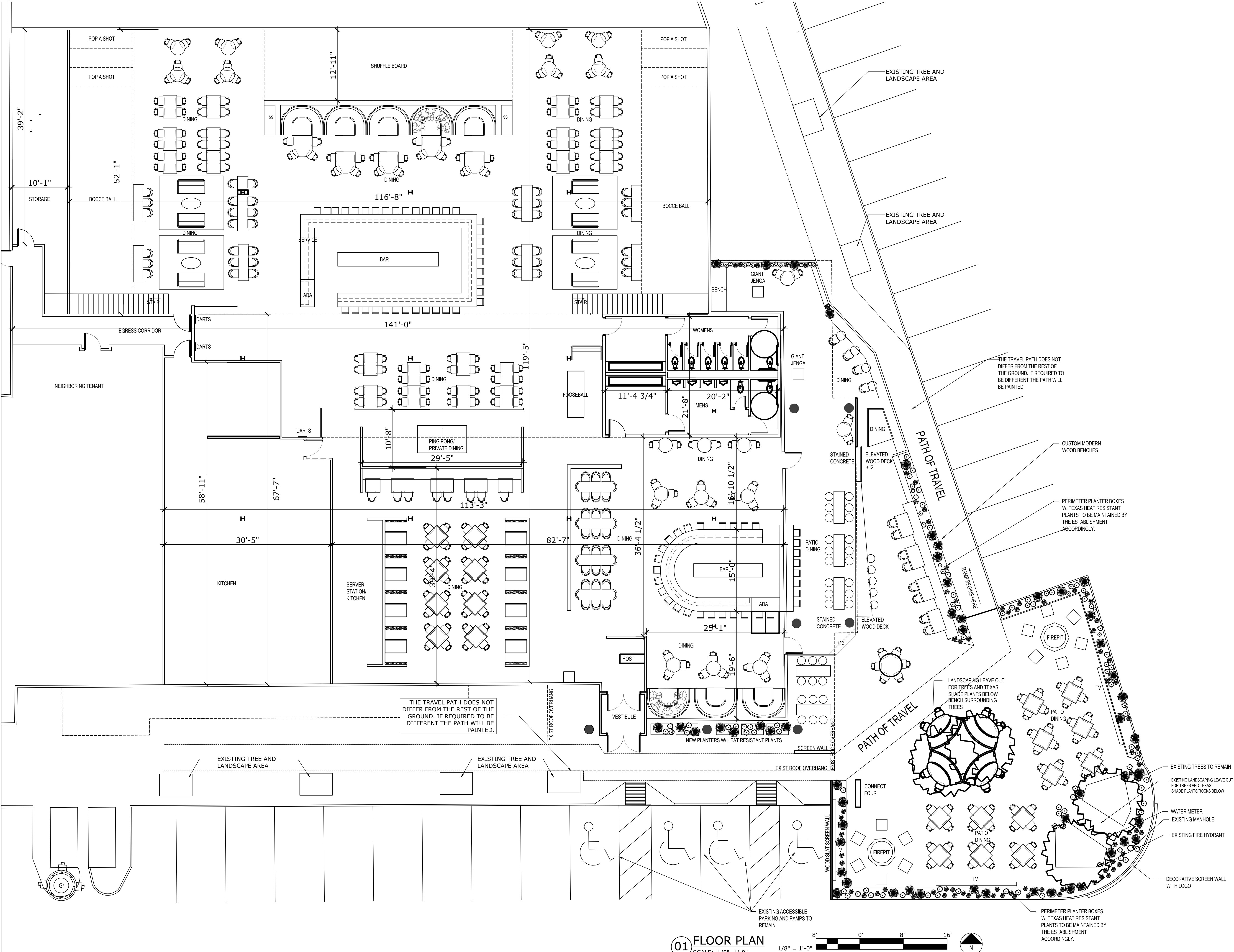
APPLICANT: BRUCE HVIDSTEN
C/O BOOMER JACK'S
136 HARMON ROAD
HURST, TEXAS 76053
972.352.0666

ARCHITECT: HARRISON ARCHITECTURE
GEOFF SPAETE, TX LIC. #16706
14990 LANDMARK BLVD, SUITE 285
DALLAS, TEXAS 75254
972.807.9257

PRELIMINARY SITE PLAN FOR:
BOOMERJACK'S
BUILDING 400 - SUITE 401
VILLAGE ON THE PARKWAY
5100 BELT LINE RD.
ADDISON, TX 75254

SHEET NAME: SITE PLAN

ORIGINAL SUBMITTAL DATE: 5.11.18
REVISION 1: 6.06.18



SQUARE FOOTAGE		
FIRST FLOOR		
- ENTRY	135 SQ. FT.	
- DINING ROOM	4983 SQ. FT.	
- CORRIDOR	255 SQ. FT.	
- RESTROOMS	755 SQ. FT.	
- BAR DINING AREA	4460 SQ. FT.	
- PATIO (BAR, DINING, AREA)	547 SQ. FT.	
- PATIO (DINING AREA)	3212 SQ. FT.	
- KITCHEN	1971 SQ. FT.	
- STORAGE	247 SQ. FT.	
- GAMES	2537 SQ. FT.	
- TOTAL	19,102 SQ. FT.	
MEZZANINE		
- STORAGE	461 SQ. FT.	
- DINING ROOM	1111 SQ. FT.	
- BREAK OUT	1205 SQ. FT.	
- TOTAL	2777 SQ. FT.	
GRAND TOTAL	21, 879 SQ. FT.	

SEATING		
FIRST FLOOR		
- DINING	340 SEATS	
- BAR DINING AREA	59 SEATS	
- PATIO	157 SEATS	
- TOTAL	556 SEATS	
MEZZANINE		
- DINING	56 SEATS	
GRAND TOTAL	612 SEATS	

GAMES		
TYPE	QTY	
SHUFFLE BOARD	1	
BOCCE BALL	2	
PING PONG	1	
POP A SHOT (BASKETBALL NET)	4	
FOOSBALL	1	
DARTS	3	
JENGA	2	
CONNECT FOUR	1	

OWNER: KASEY MOORE
5100 BELT LINE ROAD INVESTORS, LLC
2515 MCKINNEY AVE, SUITE 800
DALLAS, TX 75201
972.458.3327
KASEY.MOORE@UBS.COM

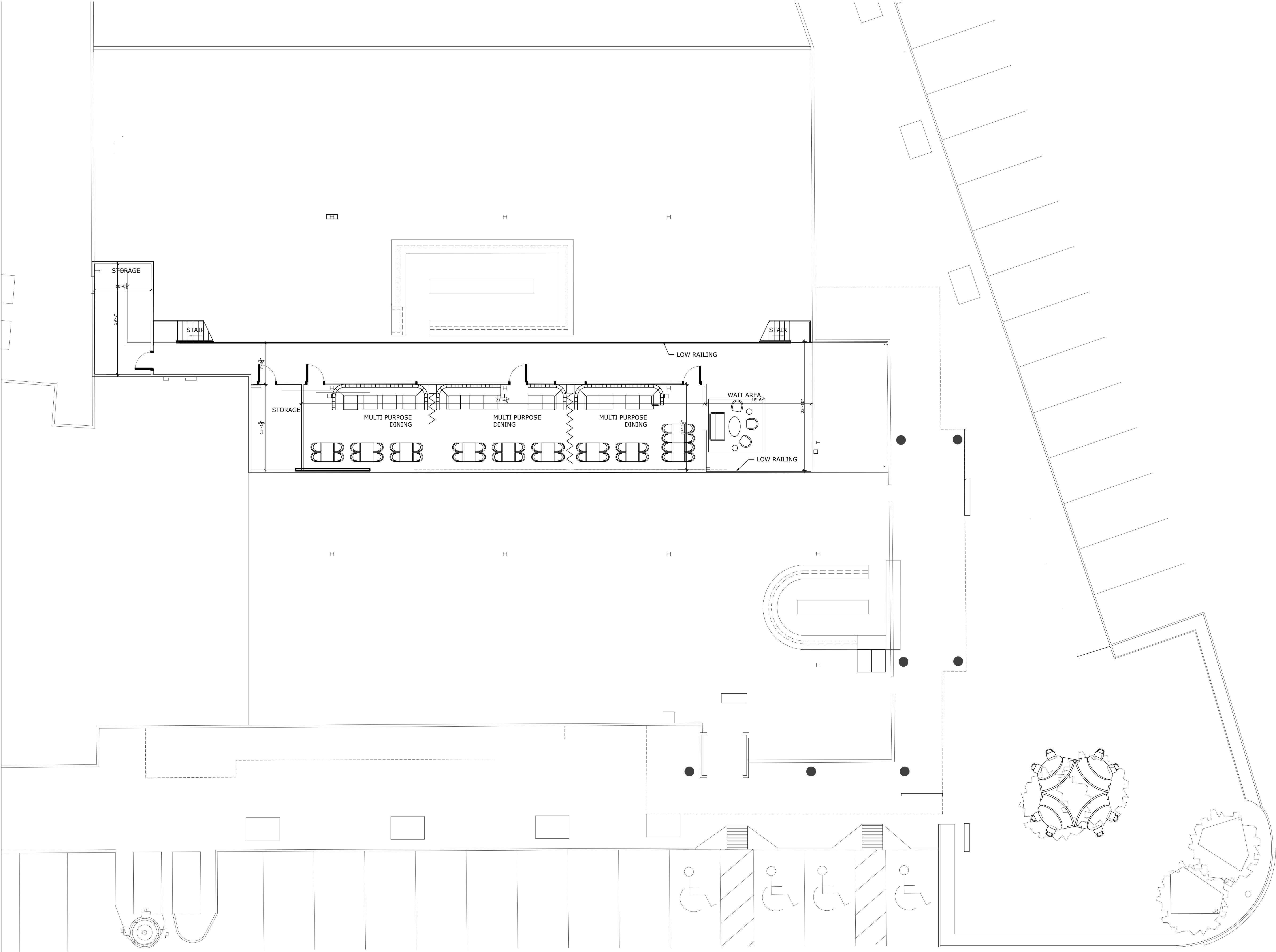
APPLICANT: BRUCE HVIDSTEN
BOOMERJACKS ADDISION, LLC
136 HARMON ROAD
HURST, TX 76053
972.352.0666
BRUCE@BOOMERJACKS.COM

ARCHITECT: HARRISON ARCHITECTURE
GEOFF SPAETE, TX LIC. #16706
14990 LANDMARK BLVD, SUITE 265
DALLAS, TX 75254
972.807.9257

PRELIMINARY FLOOR PLAN FOR:
BOOMERJACK'S
BUILDING 400 - SUITE 401
VILLAGE ON THE PARKWAY
5100 BELT LINE RD.
ADDISON, TX 75254

SHEET NAME: FIRST FLOOR PLAN

ORIGINAL SUBMITTAL DATE: 5.11.18
REVISION 1: 6.06.18



SQUARE FOOTAGE		
FIRST FLOOR		
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OWNER: KASEY MOORE
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2515 MCKINNEY AVE, SUITE 800
DALLAS, TX 75201
972.458.3327
KASEY.MOORE@UBS.COM

APPLICANT: BRUCE HVIDSTEN
BOOMERJACKS ADDISION, LLC
136 HARMON ROAD
HURST, TX 76053
972.352.0666
BRUCE@BOOMERJACKS.COM

ARCHITECT: HARRISON ARCHITECTURE
GEOFF SPAETE, TX LIC. #16706
14990 LANDMARK BLVD, SUITE 265
DALLAS, TX 75254
972.807.9257

PRELIMINARY FLOOR PLAN FOR:

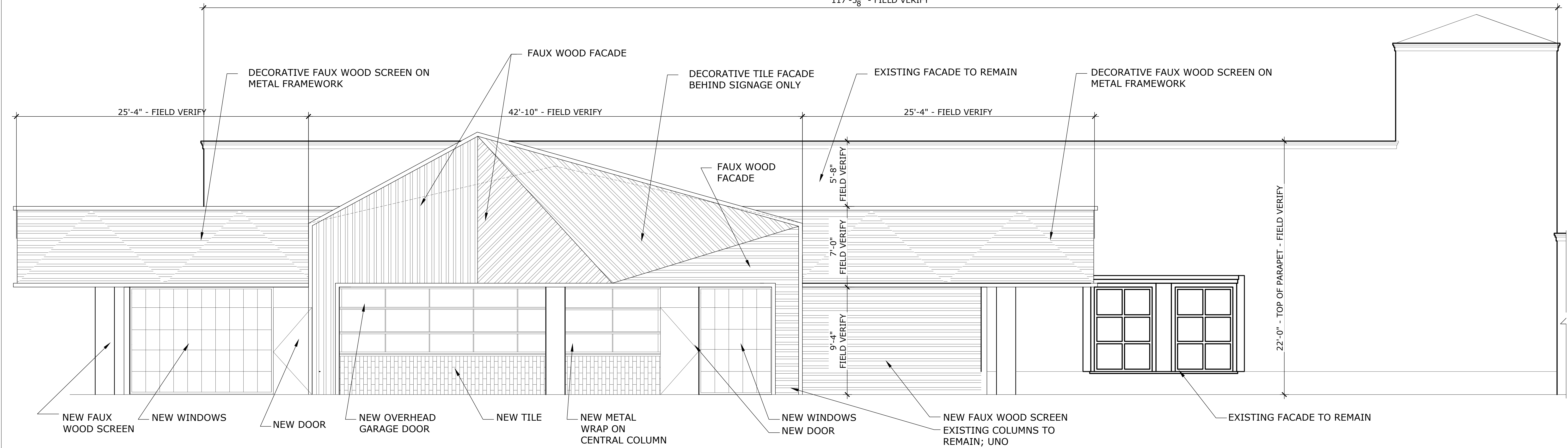
BOOMERJACK'S

BUILDING 400 - SUITE 401
VILLAGE ON THE PARKWAY
5100 BELT LINE RD.
ADDISON, TX 75254

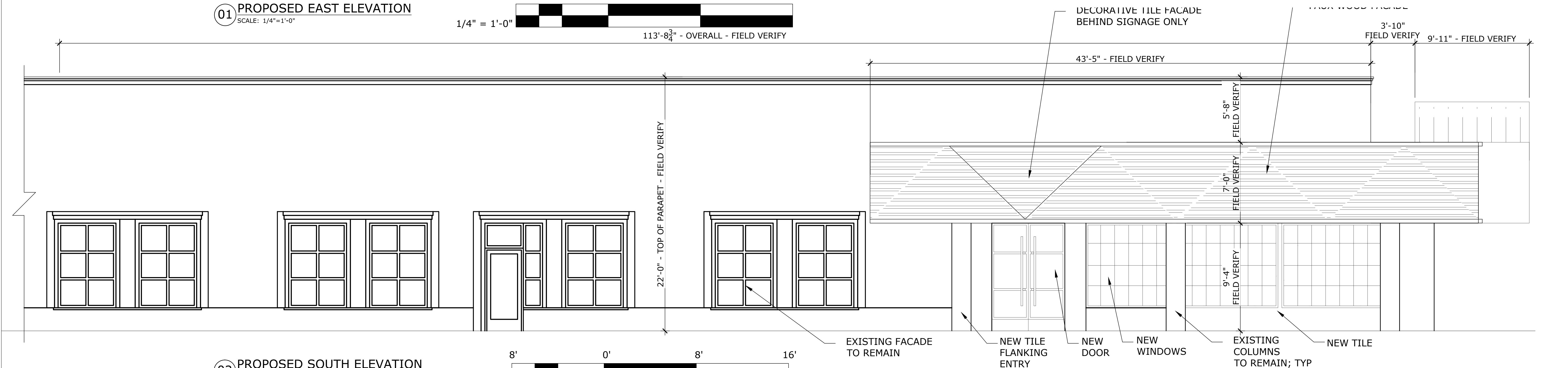
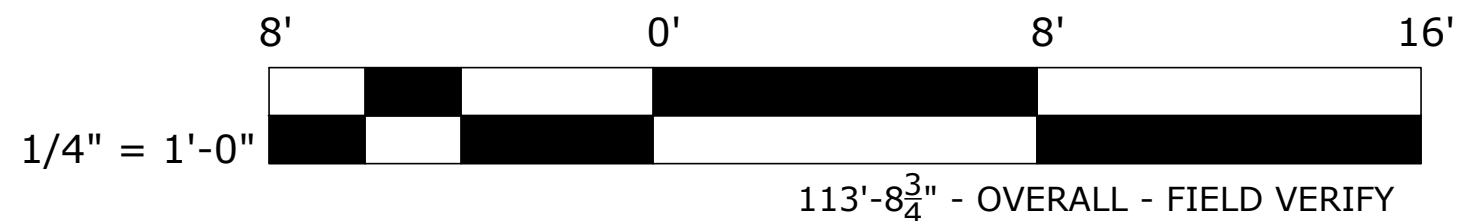
SHEET NAME: MEZZANINE PLAN

ORIGINAL SUBMITTAL DATE: 5.11.18
REVISION 1: 6.06.18

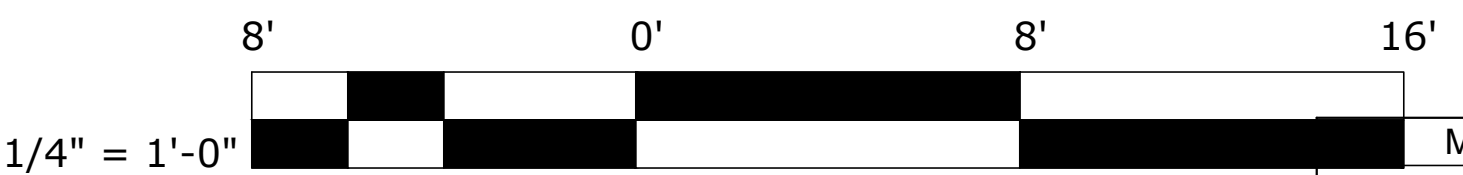
117'-5 $\frac{1}{8}$ " - FIELD VERIFY



01 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



02 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



MATERIAL CALCULATIONS

EAST ELEVATION	
EXISTING EIFS/STUCCO	1355 SQ FT
EXISTING/NEW GLAZING	440 SQ FT
NEW TILE	423 SQ FT
NEW WOOD SCREEN	348 SQ FT
NORTH ELEVATION	
EXISTING EIFS/STUCCO	1660 SQ FT
EXISTING/NEW GLAZING	442 SQ FT
NEW TILE	212 SQ FT
NEW WOOD SCREEN	242 SQ FT

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 SERVICE.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL. (EXISTING TO REMAIN EXTERIOR ROOF ACCESS LADDER TO REMAIN.)

CONTACT INFO

OWNER:	5100 BELT LINE ROAD INVESTORS LLC 2575 MCKINNEY AVE. SUITE 800 DALLAS, TX 75201 972.458.3327
APPLICANT:	BRUCE HYDSTEN BOOMERJACK'S ADDISON, LLC 136 HARMON ROAD, HURST, TX 76053 972.352.0666
ARCHITECT:	HARRISON ARCHITECTURE GEOFF SPAETE, TX LIC. #16706 14990 LANDMARK BLVD, SUITE 265 DALLAS, TX 75254 972.807.9257

PRELIMINARY EXTERIOR
ELEVATIONS FOR:

BOOMERJACK'S

BUILDING 400 - SUITE 401
VILLAGE ON THE PARKWAY
5100 BELT LINE RD.
ADDISON, TX 75254

SHEET NAME: EXTERIOR ELEVATIONS

ORIGINAL SUBMITTAL DATE: 5.11.18

REVISION 1:

6.06.18



FAUX WOOD FACADE



DECORATIVE TILE
FACADE



DECORATIVE FAUX WOOD SCREEN EXAMPLE