



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 17, 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 Member.
2. Discuss and take action regarding approval of the minutes of the June 19, 2018 Planning and Zoning Commission meeting.
3. FINAL PLAT/S. FINLEY EWING JR. ADDITION LOTS 2R and 3, BLOCK 1. Presentation, discussion and consideration of a replat for two lots totaling 16.270 acres located generally at 14555 Dallas Parkway.
4. **PUBLIC HEARING** Case 1780-SUP/Lupe Tortilla. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4535 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance 089-015, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow for revised development plans.
5. **PUBLIC HEARING** Case 1781-SUP/Cinco Tacos Cocina & Tequila and 67 Street Food. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5000 Belt Line Road, Suite 850, which property is currently zoned PD, Planned Development, through Ordinance 004-001, 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

additional restaurant concept and floor plan revision within the existing restaurant.

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, July 13, 2018

Time: 9:00 am

**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: 07/17/2018

Agenda Caption:

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

Planning & Zoning Commission

Meeting Date: 07/17/2018

Agenda Caption:

Discuss and take action regarding approval of the minutes of the June 19, 2018 Planning and Zoning Commission meeting.

Attachments

June 19, 2018 P&Z Minutes

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

June 19, 2018

6:00 P.M. - Council Chambers

Addison Town Hall, 5300 Belt Line Road

Present: Vice Chair Linda Groce; Commissioner Jerry Dougan; Commissioner John Meleky; Commissioner Eileen Resnik; Commissioner Tom Souers

Absent: Chair Kathryn Wheeler; Commissioner Robert Catalani

Pledge of Allegiance

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

Motion: Approval of minutes as presented.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner John Meleky

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

Other: Chair Kathryn Wheeler (ABSENT), Commissioner Robert Catalani (ABSENT)

Passed

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.

Discussion:

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

Commissioner Souers inquired about the extra parking spaces provided at Village on the Parkway. Charles Goff clarified that this center has 600 parking spaces more than would be required at maximum tenant occupancy.

The applicant, Michelle Fang, answered questions from the Commission regarding the layout of the space and the removal of some of the landscape elements in order to accommodate the outdoor patio.

Vice Chair Linda Groce opened the meeting as a public hearing.

Public Hearing:

There were no speakers on this item.

Vice Chair Linda Groce closed the public hearing.

The Commission had a brief discussion about whether this tenant should be required to mitigate the proposed removal a crape myrtle and came to a consensus to request that the applicant make an effort to keep this one tree undisturbed, but not make it a condition of the approval.

Motion: Recommend approval of the proposed Special Use Permit subject to the following condition:

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

Moved by Commissioner Tom Souers, Seconded by Commissioner Jerry Dougan

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

Other: Chair Kathryn Wheeler (ABSENT), Commissioner Robert Catalani (ABSENT)

Passed

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.

Discussion:

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

Commissioner Dougan inquired about the Town's requirement that 60 percent of an establishment's revenue come from food sales. Charles Goff clarified that the Town definition of a restaurant requires that 60 percent of the revenue come from food sales. He also stated that the applicant is aware of this requirement and has provided staff with a commitment to comply.

Commissioner Souers inquired about the previous Special Use Permit and whether the condition requiring a path of travel is up for discussion. Charles Goff clarified that the existing Special Use Permit and the condition requiring a path of travel are not up for discussion as they have previously been approved. Only the requested additional square footage and its use as an arcade are subject to consideration by the Commission at this time.

The applicants, Bruce Hvidsten and Jen Jackson, answered questions from the Commission regarding the restaurant brand, the new concept, operations, and proposed renovations and design for the space. The applicant also clarified that all the proposed games will be free and are intended for patrons to use in complement to the food, while waiting for and/or enjoying their meal, instead of a stand-alone arcade.

Commissioner Dougan inquired about the requirement of the travel path. Charles Goff clarified that, as the Zoning Administrator, he will review and approve the design and materials of the path of travel.

Vice Chair Linda Groce opened the meeting as a public hearing.

Public Hearing:

There were no speakers on this item.

Vice Chair Linda Groce closed the public hearing.

Motion: Recommend approval of the proposed Special Use Permit subject to the following condition:

- 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 Commissioner Jerry Dougan, Seconded by Commissioner Eileen Resnik

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

Other: Chair Kathryn Wheeler (ABSENT), Commissioner Robert Catalani (ABSENT)

Passed

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

Planning & Zoning Commission

Meeting Date: 07/17/2018

Agenda Caption:

FINAL PLAT/S. FINLEY EWING JR. ADDITION LOTS 2R and 3, BLOCK 1.

Presentation, discussion and consideration of a replat for two lots totaling 16.270 acres located generally at 14555 Dallas Parkway.

Attachments

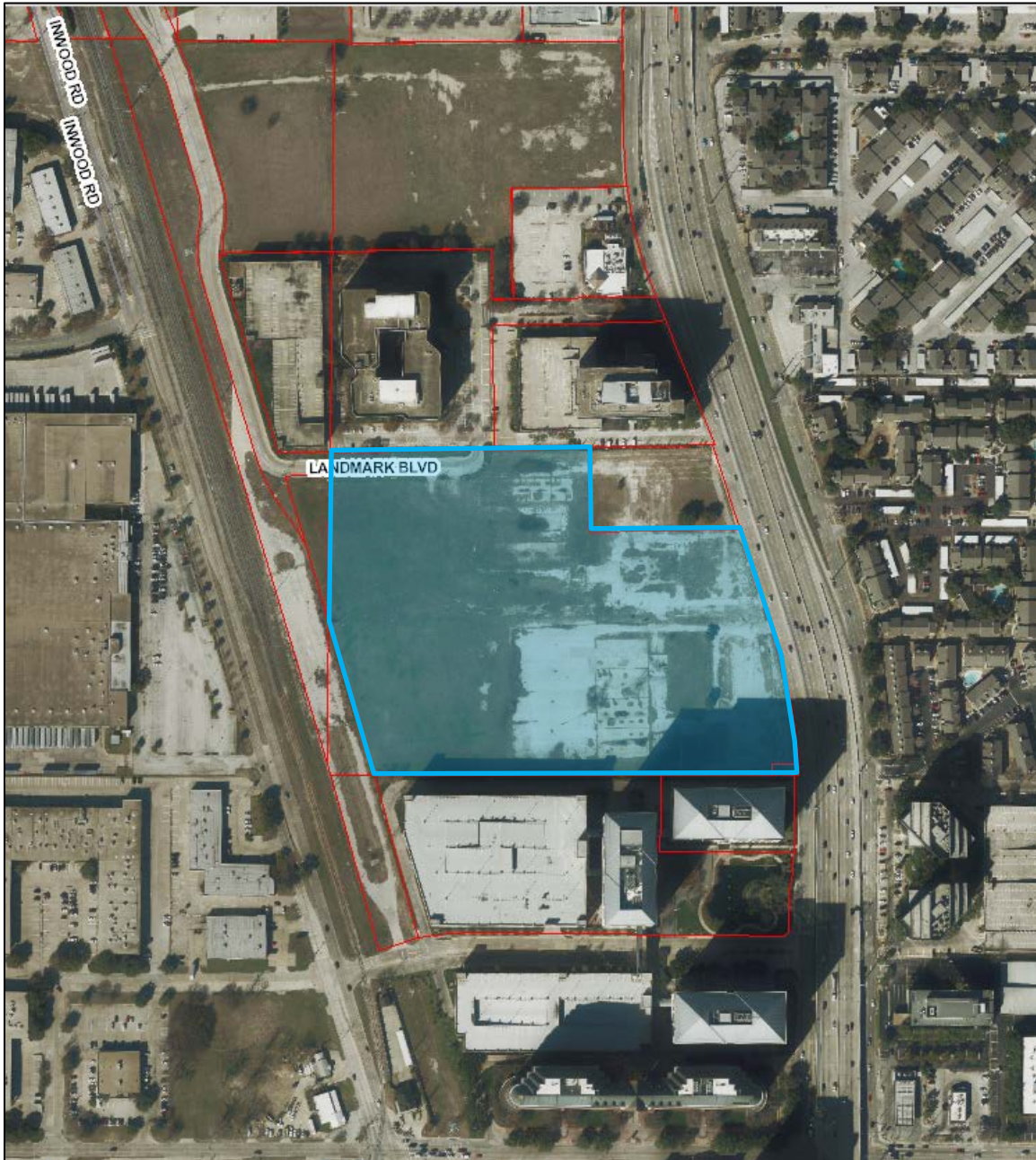
S. Finley Ewing Jr. Addition P&Z Packet

Plat Document

FINAL PLAT/S. FINLEY EWING JR. ADDITION

FINAL PLAT/S. FINLEY EWING JR. ADDITION LOTS 2R and 3, BLOCK 1.
Presentation, discussion and consideration of a replat for two lots totaling 16.270 acres located generally at 14555 Dallas Parkway.

LOCATION MAP





July 12, 2018

STAFF REPORT

RE: FINAL PLAT/ S. Finley Ewing Jr.
Addition Lots 2R and 3, Block 1

LOCATION: Two Lots totaling 16.270 acres
located generally at 14555 Dallas
Parkway

REQUEST: Approval of a final plat

APPLICANT: Josh Millsap, with Stantec
Consulting Services Inc.

DISCUSSION:

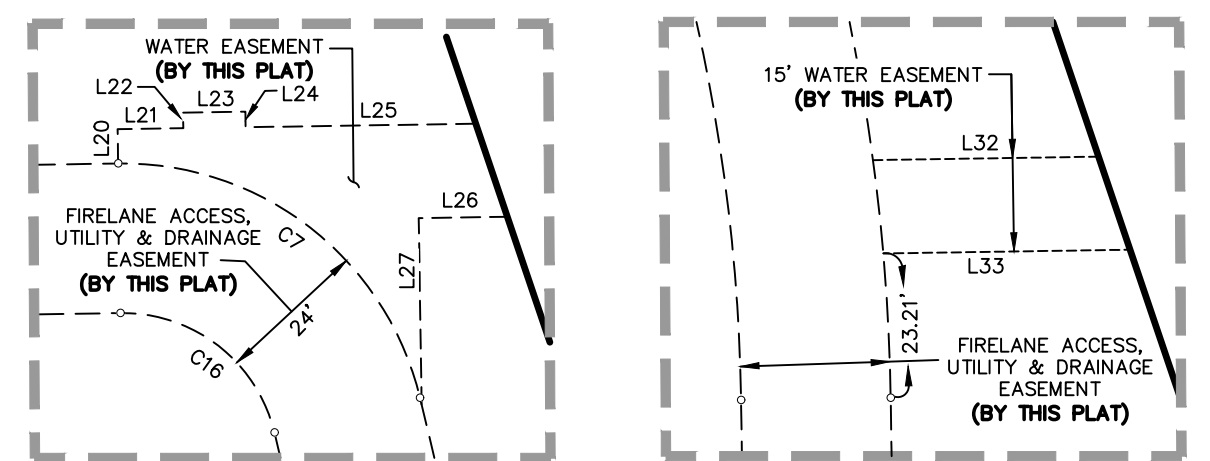
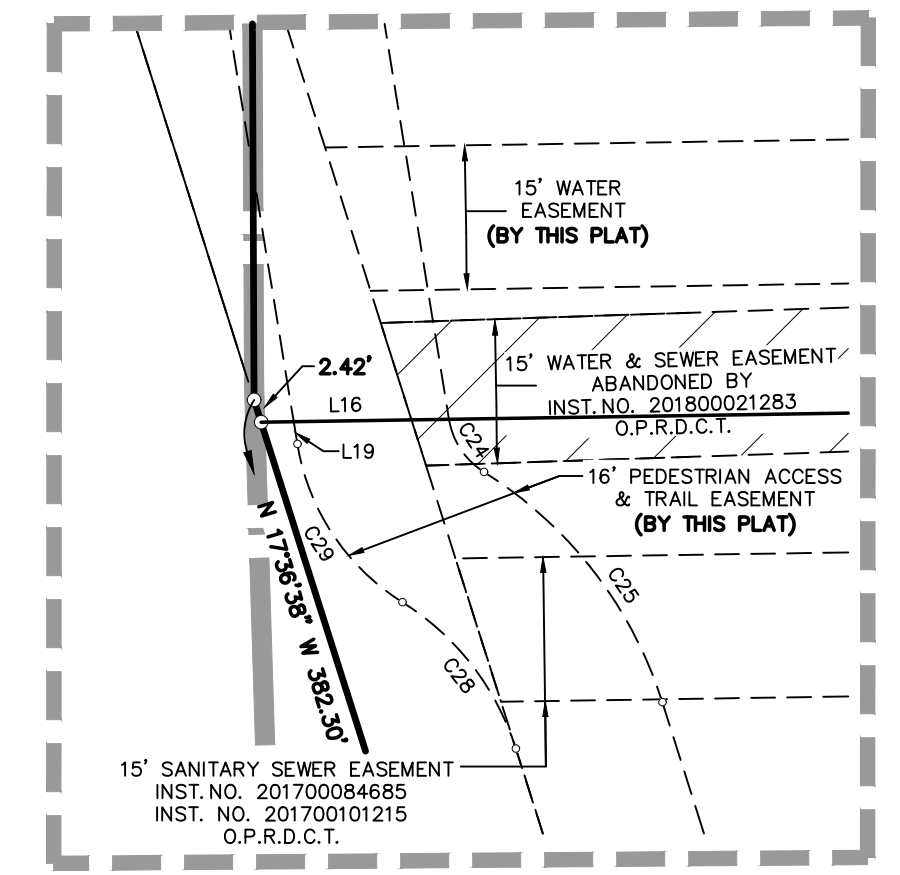
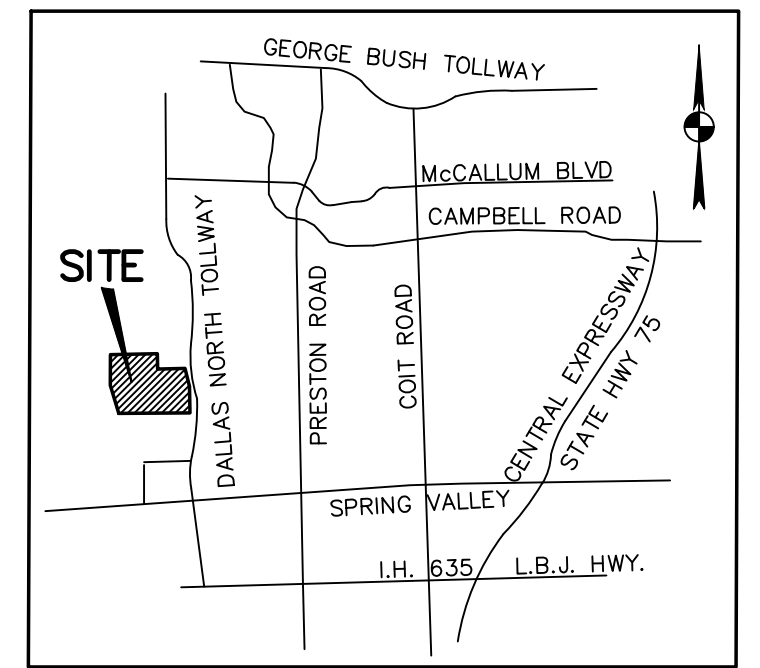
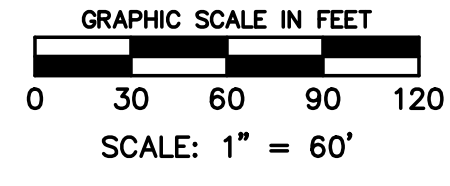
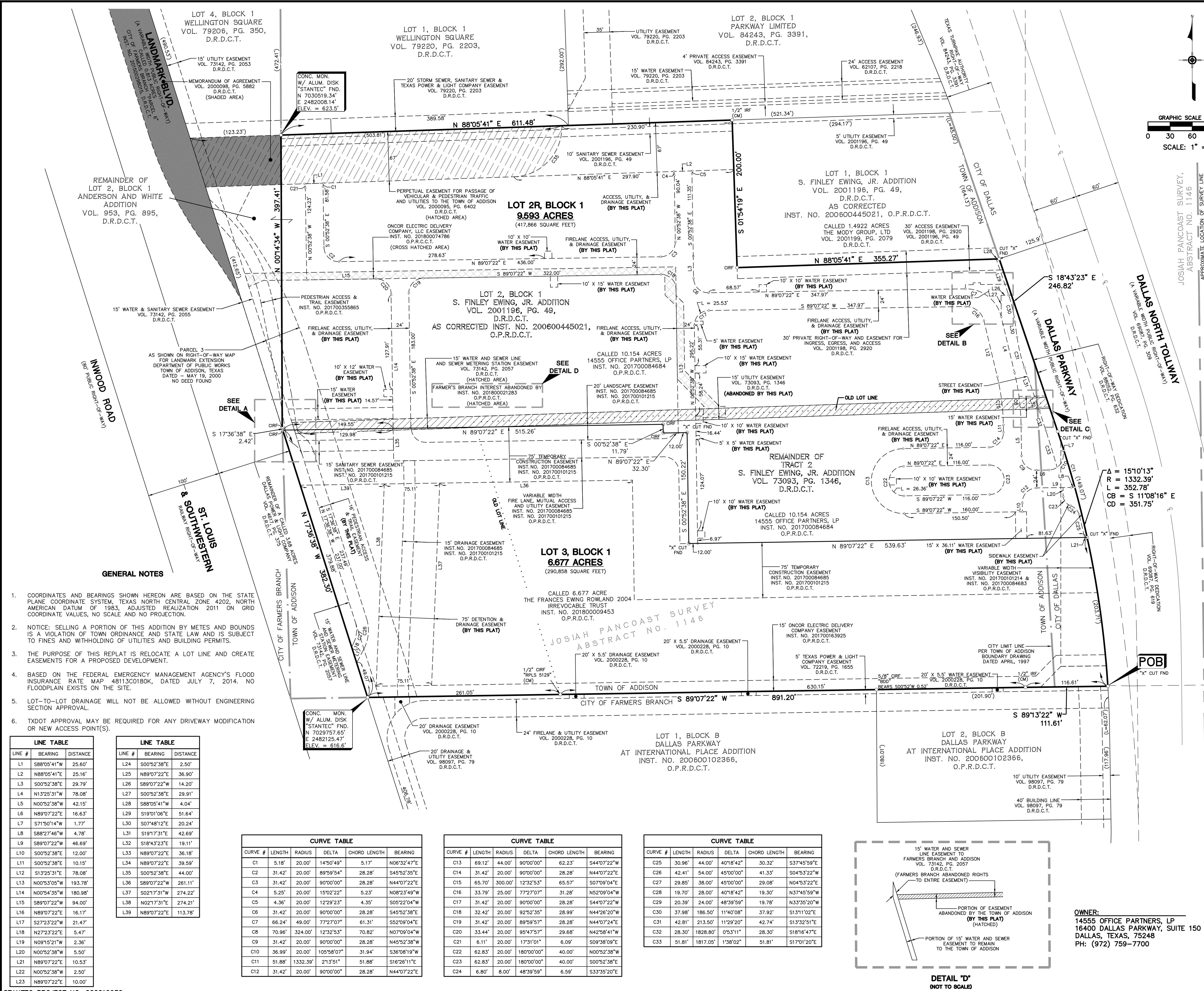
Background. This replat covers the land which once held the Ewing automotive dealership. The purpose of this replat is to subdivide existing Lot 2, Block 1 and the remainder of Tract 2 of the S. Finley Ewing Jr. Addition in order to create Lot 2R and Lot 3. Lot 2R was sold by The Frances Ewing Rowland 2004 Irrevocable Trust to 14555 Office Partners, LP, also known as Cawley Partners, for the purpose of developing the 14555 Office development. This plat dedicates Fire Lane, Access, Utility and Drainage/Detention Easements as necessary for the development. The plat also abandons a 15-foot Utility Easement used for the Town's water main, which has since been re-routed as part of this development, and creates a 67-foot wide Access, Utility and Drainage Easement for the extension of Landmark Boulevard to the common lot line with Lot 1, Block 1 for the S. Finley Ewing Jr. Addition. The replat does not affect or incorporate the adjacent 1.5-acre tract owned by the Mody Group.

Also, portions of this property are outside the boundaries of Addison, in Farmers Branch to the west and Dallas to the east. This replat only effects the portions of the property within the Town of Addison and the City of Dallas boundaries. The plat document has been reviewed by the City of Dallas, released by all applicable departments, and placed on the Dallas City Planning Commission July 19, 2018 agenda as a consent item.

Engineering Review. The replat has been reviewed by Town staff and found to be in compliance with all requirements.

RECOMMENDATION: **APPROVAL**

Staff recommends approval of the proposed replat subject to no conditions.



LEGEND	
IRF	IRON ROD FOUND
MAGF	MAG. NAIL WITH WASHER STAMPED "STANTEC" FOUND
GRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
FND	FOUND
(XXX)	DISTANCES PER RECORD PLAT/DEED
⚡	LANDHOOK (DENOTES COMMON OWNERSHIP)
—	CENTER LINE
▨	15' UTILITY EASEMENT VOL. 73093, PG. 1346
▨	ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT INST. NO. 201800074786
▨	PERPETUAL EASEMENT FOR PASSAGE OF VEHICULAR & PEDESTRIAN TRAFFIC AND UTILITIES TO THE TOWN OF ADDISON VOL. 200095, PG. 6402

FINAL REPLAT
S. FINLEY EWING JR. ADDITION
LOTS 2R AND 3, BLOCK 1
JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF DALLAS AND THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
16.270 ACRES
JULY 12, 2018
TOWN OF ADDISON PROJECT NO. 2017-02
CITY OF DALLAS PLAN FILE NO. S167-058
CITY OF DALLAS ENGINEERING FILE NO. 311T-9310

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE PURPOSE OF THIS REPLAT IS TO RELOCATE A LOT LINE AND CREATE EASEMENTS FOR A PROPOSED DEVELOPMENT.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 48113C0180K, DATED JULY 7, 2014, NO FLOODPLAIN EXISTS ON THE SITE.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

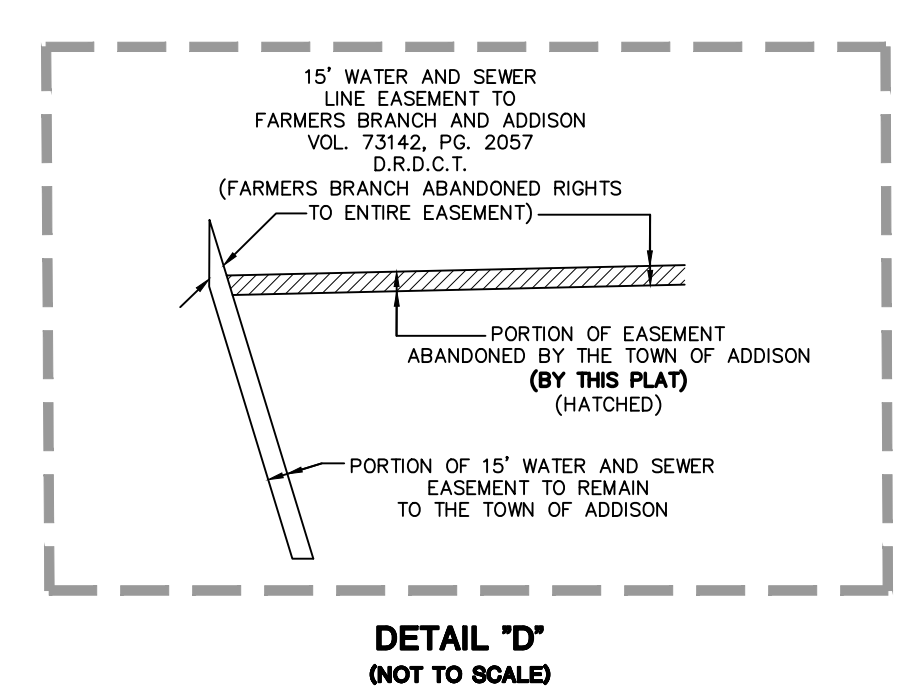
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°05'41"W	25.60'
L2	N88°05'41"E	25.16'
L3	S00°52'38"E	29.79'
L4	N13°25'31"W	78.08'
L5	N00°52'38"W	42.15'
L6	N89°07'22"E	16.63'
L7	S71°50'14"W	1.77'
L8	S88°27'46"W	4.78'
L9	S89°07'22"W	46.69'
L10	S00°52'38"E	12.00'
L11	S00°52'38"E	10.15'
L12	S13°25'31"E	78.08'
L13	N00°53'05"W	193.78'
L14	N00°54'35"W	180.98'
L15	S89°07'22"W	94.00'
L16	N89°07'22"E	16.17'
L17	S27°23'22"W	21.47'
L18	N27°23'22"E	5.47'
L19	N09°15'21"W	2.36'
L20	N00°52'38"W	5.50'
L21	N89°07'22"E	10.53'
L22	N00°52'38"W	2.50'
L23	N89°07'22"E	10.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L24	S00°52'38"E	2.50'
L25	N89°07'22"E	36.90'
L26	S89°07'22"W	14.20'
L27	S00°52'38"E	29.91'
L28	S88°05'41"W	4.04'
L29	S19°01'06"E	51.64'
L30	S07°48'12"E	20.24'
L31	S19°17'31"E	42.69'
L32	S18°43'23"E	19.11'
L33	N89°07'22"E	36.18'
L34	N89°07'22"E	39.59'
L35	S00°52'38"E	44.00'
L36	S89°07'22"W	261.11'
L37	S02°17'31"W	274.22'
L38	N02°17'31"E	274.21'
L39	N89°07'22"E	113.78'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	5.18'	20.00'	145°04'49"	5.17'
C2	31.42'	20.00'	89°59'54"	28.28'
C3	31.42'	20.00'	12°32'53"	28.28'
C4	5.25'	20.00'	15°02'22"	5.23'
C5	4.36'	20.00'	12°29'23"	4.35'
C6	31.42'	20.00'	90°00'00"	28.28'
C7	66.24'	49.00'	77°27'07"	61.31'
C8	70.96'	324.00'	12°32'53"	70.82'
C9	31.42'	20.00'	90°00'00"	28.28'
C10	36.99'	20.00'	105°08'07"	31.94'
C11	51.88'	1332.39'	21°31'51"	51.88'
C12	31.42'	20.00'	90°00'00"	28.28'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C13	69.12'	44.00'	90°00'00"	62.23'
C14	31.42'	20.00'	90°00'00"	28.28'
C15	65.70'	300.00'	12°32'53"	65.57'
C16	33.79'	25.00'	77°27'07"	31.28'
C17	31.42'	20.00'	90°00'00"	28.28'
C18	32.42'	20.00'	92°52'35"	28.99'
C19	31.42'	20.00'	89°59'57"	28.28'
C20	33.44'	20.00'	95°47'57"	29.68'
C21	6.11'	20.00'	17°31'01"	6.09'
C22	62.83'	20.00'	180°00'00"	40.00'
C23	62.83'	20.00'	180°00'00"	40.00'
C24	6.80'	8.00'	48°39'59"	6.59'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C25	30.96'	44.00'	40°18'42"	30.32'
C26	42.41'	54.00'	45°00'00"	41.33'
C27	29.85'	38.00'	45°00'00"	29.08'
C28	19.70'	28.00'	40°18'42"	19.30'
C29	20.39'	24.00'	48°39'59"	19.78'
C30	37.98'	186.50'	11°40'08"	37.92'
C31	42.81'	213.50'	11°29'20"	42.74'
C32	28.30'	1828.80'	0°53'11"	28.30'
C33	51.81'	1817.05'	1°38'02"	51.81'



OWNER:
14555 OFFICE PARTNERS, LP
16400 DALLAS PARKWAY, SUITE 150
DALLAS, TEXAS 75248
PH: (972) 759-7700

OWNER:
THE FRANCES EWING ROWLAND 2004
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST AND 14555 OFFICE PARTNERS, LP, ARE THE OWNER'S OF A 16.270 ACRE (708,731 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146, CITY OF DALLAS AND TOWN OF ADDISON, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK 1 OF S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2001196, PAGE 49, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AS CORRECTED IN INSTRUMENT NUMBER 200600445021, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALL OF THE REMAINDER OF TRACT 2 OF S. FINLEY EWING, JR. ADDITION, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 73093, PAGE 1346, D.R.D.C.T., AND ALL OF A CALLED 10.154 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO 14555 OFFICE PARTNERS, LP, RECORDED IN INSTRUMENT NUMBER 201700084684, O.P.R.D.C.T., AND BEING ALL OF A CALLED 6.677 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST, RECORDED IN INSTRUMENT NUMBER 201800009453, O.P.R.D.C.T., SAID 16.270 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID 6.677 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF LOT 2, BLOCK B OF DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200600102366, O.P.R.D.C.T., AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF DALLAS NORTH TOLLWAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89°13'22" WEST DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY ALONG THE SOUTH LINE OF SAID 6.677 ACRE TRACT OF LAND, FOR A DISTANCE OF 111.61 FEET TO A 1/2-INCH IRON ROD STAMPED "BDD" FOUND FOR CORNER;

THENCE SOUTH 89°07'22" WEST CONTINUING ALONG SAID SOUTH LINE, AT A DISTANCE OF 630.15 FEET PASSING A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5129" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 2 OF THE S. FINLEY EWING, JR. ADDITION, RECORDED IN VOLUME 73093, [AGE 1346, D.R.D.C.T., SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1, OF THE S. FINLEY EWING JR. ADDITION, RECORDED IN VOLUME 2001196, PAGE 49, D.R.D.C.T., IN ALL FOR A TOTAL DISTANCE OF 891.20 FEET TO A 5/8-INCH IRON ROD WITH A 3-1/4-INCH ALUMINUM DISK STAMPED "STANTEC" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK B OF SAID DALLAS PARKWAY AT INTERNATIONAL PLACE ADDITION AND BEING IN THE EASTERLY LINE OF A CALLED 3.68 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DALLAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 4617, PAGE 375, D.R.D.C.T.;

THENCE NORTH 17°36'38" WEST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 AND SAID 3.68 ACRE TRACT OF LAND, AT A DISTANCE OF 379.88 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID 6.677 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID 10.154 ACRE TRACT OF LAND, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 382.30 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 2, BLOCK 1, SAME BEING THE MOST SOUTHERLY CORNER OF THE REMAINDER OF LOT 2, BLOCK 1 OF ANDERSON AND WHITE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 953, PAGE 895, D.R.D.C.T.;

THENCE NORTH 00°14'34" WEST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION AND SAID LOT 2, BLOCK 1 OF SAID ANDERSON AND WHITE ADDITION, A DISTANCE OF 397.41 FEET TO A 5/8-INCH IRON ROD WITH A 3-1/4-INCH ALUMINUM DISK STAMPED "STANTEC" FOUND IN CONCRETE FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 79220, PAGE 2203, D.R.D.C.T. AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF WELLINGTON SQUARE, AN ADDITION TO THE CITY OF FARMERS BRANCH ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 79206, PAGE 350, D.R.D.C.T.;

THENCE NORTH 88°05'41" EAST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING JR. ADDITION AND SAID LOT 1, BLOCK 1 OF THE WELLINGTON ADDITION, AT A DISTANCE OF 389.58 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF PARKWAY LIMITED, AN ADDITION TO THE TOWN OF ADDISON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84243, PAGE 3391, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID S. FINLEY EWING JR. ADDITION AND SAID PARKWAY LIMITED ADDITION IN ALL FOR A TOTAL DISTANCE OF 611.48 FEET TO A 1/2-IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1 OF THE S. FINLEY EWING, JR. ADDITION SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID S. FINLEY EWING, JR. ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2, BLOCK 1 OF S. FINLEY EWING, JR. ADDITION, THE FOLLOWING CALLS:

SOUTH 01°54'19" EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 88°05'41" EAST, A DISTANCE OF 355.27 FEET TO A CUT "X" FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 AND THE MOST EASTERLY NORTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID S. EWING FINLEY, JR ADDITION AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DALLAS NORTH TOLLWAY, THE FOLLOWING CALLS:

SOUTH 18°43'23" EAST, A DISTANCE OF 246.82 FEET TO A CUT "X" FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1332.39 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°10'13", FOR AN ARC LENGTH OF 352.78 FEET, A CHORD BEARING OF SOUTH 11°08'16" EAST, AND A CHORD DISTANCE OF 351.75 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 708,731 SQUARE FEET OR 16.270 ACRES OF LAND.

DETENTION AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE TOWN OF ADDISON AND ACCEPTED BY THE OWNER(S), SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER(S), HIS HEIRS, GRANTEES AND SUCCESSORS, AND ASSIGNS:

THE PROPOSED DETENTION AREA EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREA TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER(S) OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREA. THE TOWN OF ADDISON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREA OR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREA, OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREA UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. PROVIDED; HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN OF ADDISON TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN, IN SUCH EVENT, THE TOWN OF ADDISON SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREA AT ANY POINT, OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DETENTION AREA TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE TOWN OF ADDISON SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER(S), OR TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA AS IN THE CASE OF ALL DETENTION AREAS ARE SUBJECT TO STORM WATER OVERFLOW(S) TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE TOWN OF ADDISON SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCES OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREA OR SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREA EASEMENT LINE IDENTIFIED ON THIS PLAT SHOWS THE DETENTION AREA SERVING THIS ADDITION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE FRANCIS EWING ROWLAND 2004 IRREVOCABLE TRUST AND 14555 OFFICE PARTNERS, LP ("OWNERS") DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE PROPERTY AS LOTS 2R AND 3, BLOCK 1, S. FINLEY EWING JR. ADDITION. AN ADDITION TO THE TOWN OF ADDISON AND THE CITY OF DALLAS, TEXAS, AND SUBJECT TO THE CONDITIONS, RESTRICTIONS AND RESERVATIONS STATED HEREINAFTER, OWNERS DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON.

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED, INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. OWNERS SHALL HAVE THE RIGHT TO USE THESE EASEMENTS, PROVIDED, HOWEVER, THAT IT DOES NOT UNREASONABLY INTERFERE OR IMPEDE WITH THE PROVISION OF THE SERVICES TO OTHERS; SAID UTILITY EASEMENTS ARE HEREBY BEING RESERVED BY MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. AN EXPRESS EASEMENT OF INGRESS AND EGRESS IS HEREBY EXPRESSLY GRANTED ON, OVER AND ACROSS ALL SUCH EASEMENTS FOR THE BENEFIT OF THE PROVIDER OF SERVICES FOR WHICH EASEMENTS ARE GRANTED.

ANY DRAINAGE AND FLOODWAY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARDS TO MAINTENANCE RESPONSIBILITIES: THE EXISTING CHANNELS OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL UNLESS REQUIRED TO BE ENCLOSED BY ORDINANCE, AT ALL TIMES AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND FLOODWAY EASEMENT. THE TOWN/CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY OF PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF WATER RUNOFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY BUILDING TYPE, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE TOWN/CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY THE TOWN FOR MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR SERVICE.

WATER MAIN AND SANITARY SEWER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICE AND SEWER SERVICES FROM THE MAIN TO CURB OR PAVEMENT LINE, AND THE DESCRIPTIONS OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATIONS AS INSTALLED.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF ADDISON AND THE CITY OF DALLAS, TEXAS.

WITNESS, MY HAND THIS THE ____ DAY OF _____, 2018.

THE FRANCES EWING ROWLAND 2004 IRREVOCABLE TRUST

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

14555 OFFICE PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP

BY: 14555 OFFICE PARTNERS GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____

NAME: TODD K. ASHBROOK
TITLE: MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD K. ASHBROOK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE TOWN OF ADDISON, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF ADDISON. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a) (b) (c) (d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2018.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TOWN OF ADDISON APPROVAL BLOCK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON _____, 20____.

CHAIR, PLANNING AND ZONING COMMISSION

CITY SECRETARY

CITY OF DALLAS APPROVAL BLOCK

I _____, CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE ____ DAY OF _____, A.D. 20____ AND SAME WAS DULY APPROVED ON THE ____ DAY OF _____, A.D. 20____, BY SAID COMMISSION.

CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

SECRETARY

FINAL REPLAT
S. FINLEY EWING JR. ADDITION
LOTS 2R AND 3, BLOCK 1

JOSIAH PANCOAST SURVEY, ABSTRACT NO. 1146
CITY OF DALLAS AND THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS

16.270 ACRES

JULY 12, 2018

TOWN OF ADDISON PROJECT NO. 2017-02
CITY OF DALLAS PLAN FILE NO. S167-058
CITY OF DALLAS ENGINEERING FILE NO. 311T-9310

OWNER:

14555 OFFICE PARTNERS, LP
16400 DALLAS PARKWAY, SUITE 150
DALLAS, TEXAS, 75248
PH: (972) 759-7700

OWNER:

THE FRANCES EWING ROWLAND 2004
IRREVOCABLE TRUST
6455 DALLAS PARKWAY
PLANO, TEXAS, 75024
PH: (972) 665-3131

SURVEYOR:

STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10194229

Planning & Zoning Commission

Meeting Date: 07/17/2018

Agenda Caption:

PUBLIC HEARING Case 1780-SUP/Lupe Tortilla. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4535 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance 089-015, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow for revised development plans.

Attachments

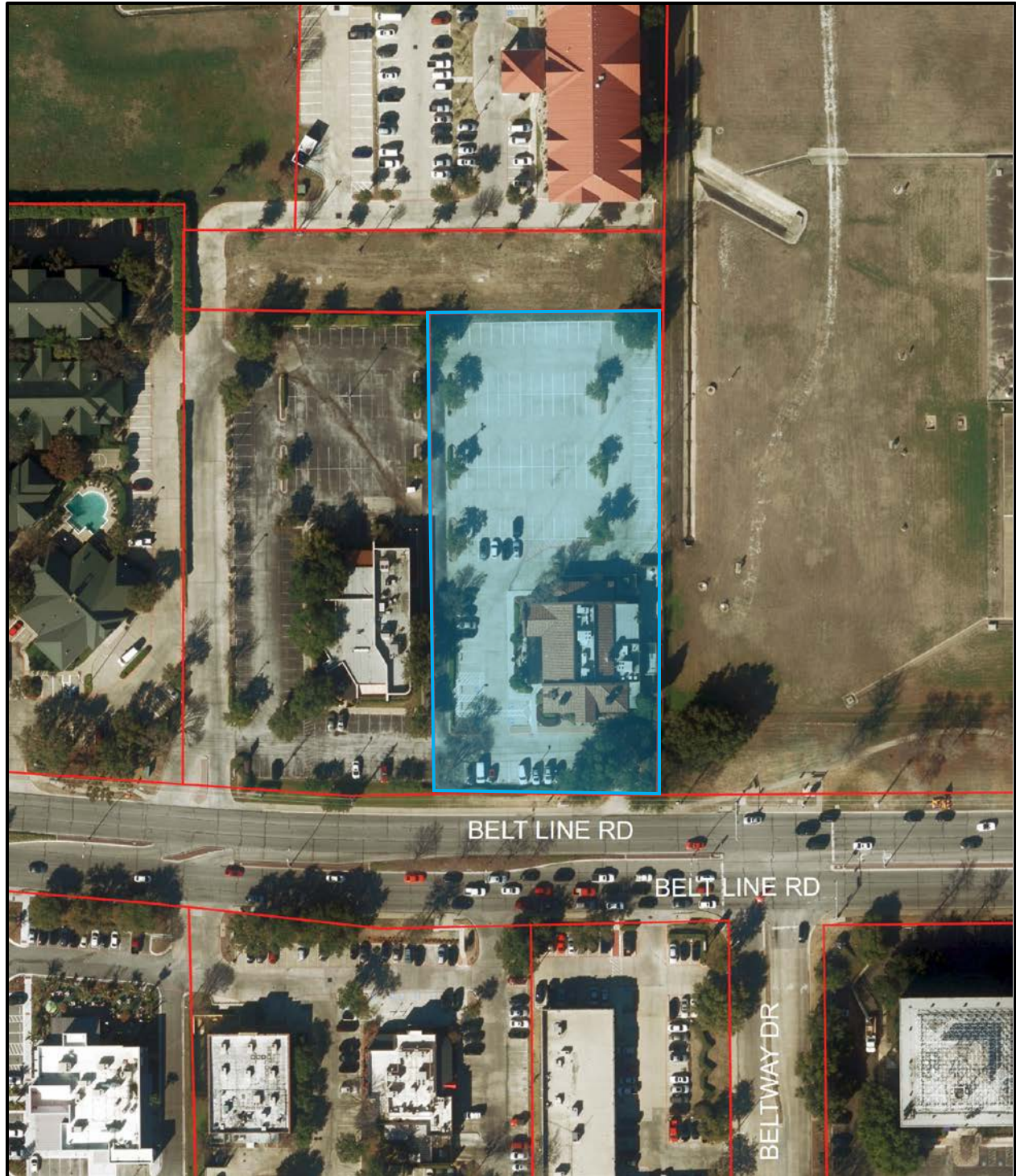
1780-SUP P&Z Packet

1780-SUP Plans

1780-SUP

PUBLIC HEARING Case 1780-SUP/Lupe Tortilla. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4535 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance 089-015, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, in order to allow for revised development plans.

LOCATION MAP





July 12, 2018

STAFF REPORT

RE: Case 1780-SUP/Lupe Tortilla

LOCATION: 4535 Belt Line Road

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

APPLICANT: Roger Saenz, ID Studio 4 LLC.

DISCUSSION:

Background: This site was previously operated as Romano's Macaroni Grill. The restaurant was constructed in 1990, and subsequently expanded in 1998 to add an interior bar and an exterior patio. In 2014, the SUP was amended to approve an extensive renovation necessary to convert the building to Brick House Tavern and Tap, which ultimately did not come to fruition. The property is currently zoned as Planned Development (PD) through Ordinance 089-015.

The applicant is proposing to convert the building to Lupe Tortilla. Lupe Tortilla is a Mexican restaurant with multiple locations centered around the Houston, Austin, and San Antonio areas. This would be their first North Texas location, with a second planned in Las Colinas.

Proposed Plan: The existing restaurant space is 8,991 square feet, which includes an existing exterior patio of 761 square feet. The applicant is proposing to renovate and expand the existing building and patio area to a total of 9,073 square feet. The interior dining space is proposed at 8,282 square feet and seats a total of 281 people, and the outdoor patio space is 790 square feet and seats 50 people. Because the applicant is proposing to increase the total square footage of this restaurant space, relocate and expand the bar area, and revise the site plan and building elevations, these actions require a new Special Use Permit.

Site Plan: The site plan has been amended to show the additional 82 square feet of the building foot print, which includes the patio expansion as well as expansion and relocation

of the bathroom area, which would now align with the existing northern most edge of the building. The site plan also shows additional parking and landscaping improvements.

Landscaping: As a redevelopment site, the property does not meet the Town's current landscape requirements and there are limitations in meeting these requirements without losing required parking spaces. The applicant has worked with staff to retain most of the existing landscape coverage while adding additional landscaping where possible to meet as many of the requirements as feasible. The submitted landscape plan provides 15.7 percent site coverage for landscaping, which is slightly more than the existing 15.5 percent. The Parks Department has reviewed the landscape plans and deemed this sufficient given the existing site constraints.

Building Elevations: Ordinance 089-015 requires at least 80 percent of the exterior walls of all structures to be of masonry construction, with the front and side walls of the building to be of brick or stone veneer. Because the existing building is constructed primarily of stucco, with some brick and stone veneer elements, staff instructed the applicant that any new additions to the exterior walls must comply with the above masonry requirements. The submitted façade plans show new stone and brick veneer additions, while the remainder of the façades maintain the existing stucco material.

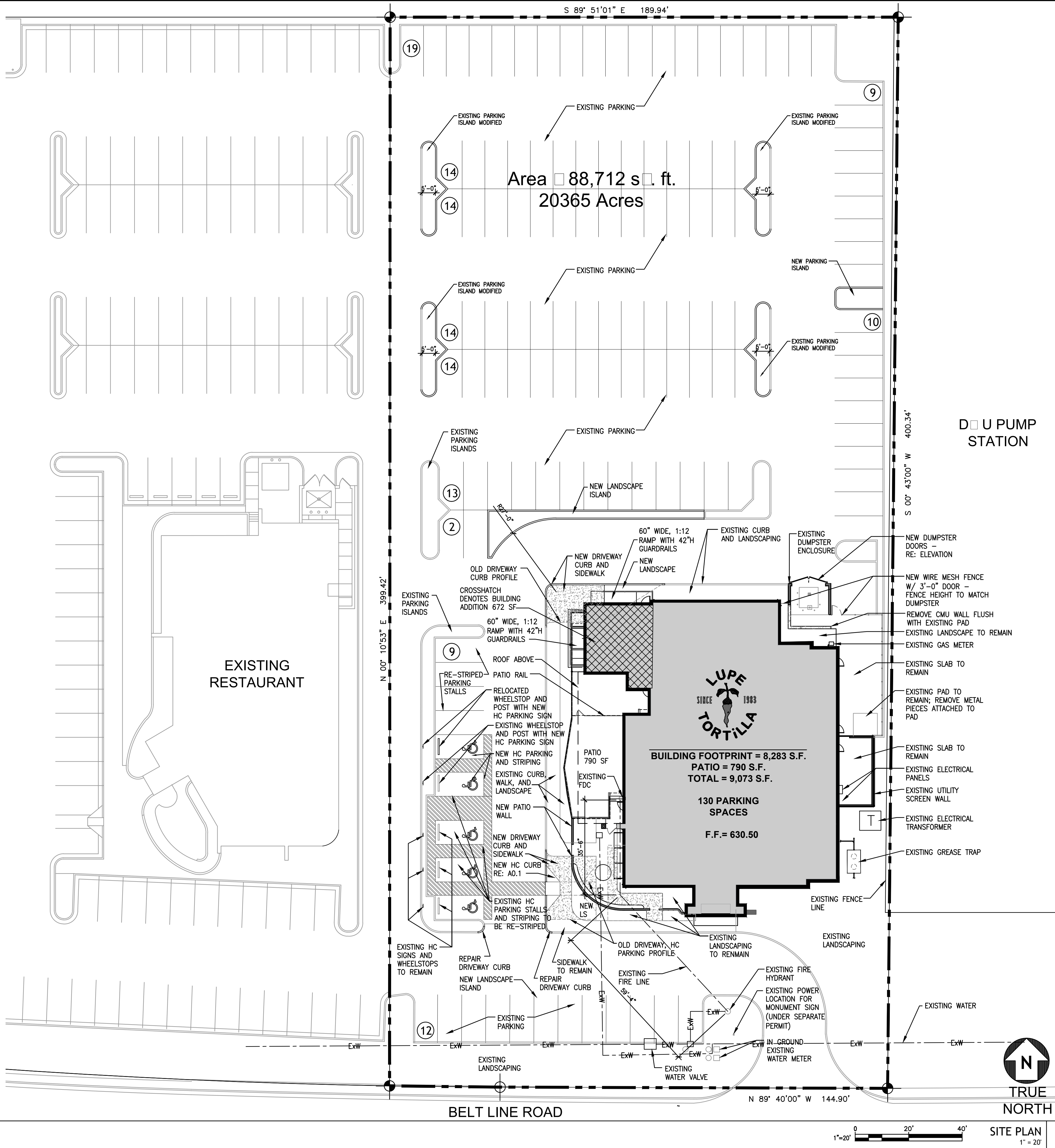
Parking: The proposed restaurant use, including the patio, is 9,073 square feet, which requires a total of 130 parking spaces, at a ratio of one parking space per 70 square feet. The proposed site plan shows 130 provided parking spaces.

RECOMMENDATION: **CONDITIONAL APPROVAL**

Staff believes that redeveloping this currently vacant building will be a positive contribution for the surrounding area. Furthermore, the building additions and site improvements attempt to move the site toward compliance with the existing zoning requirements.

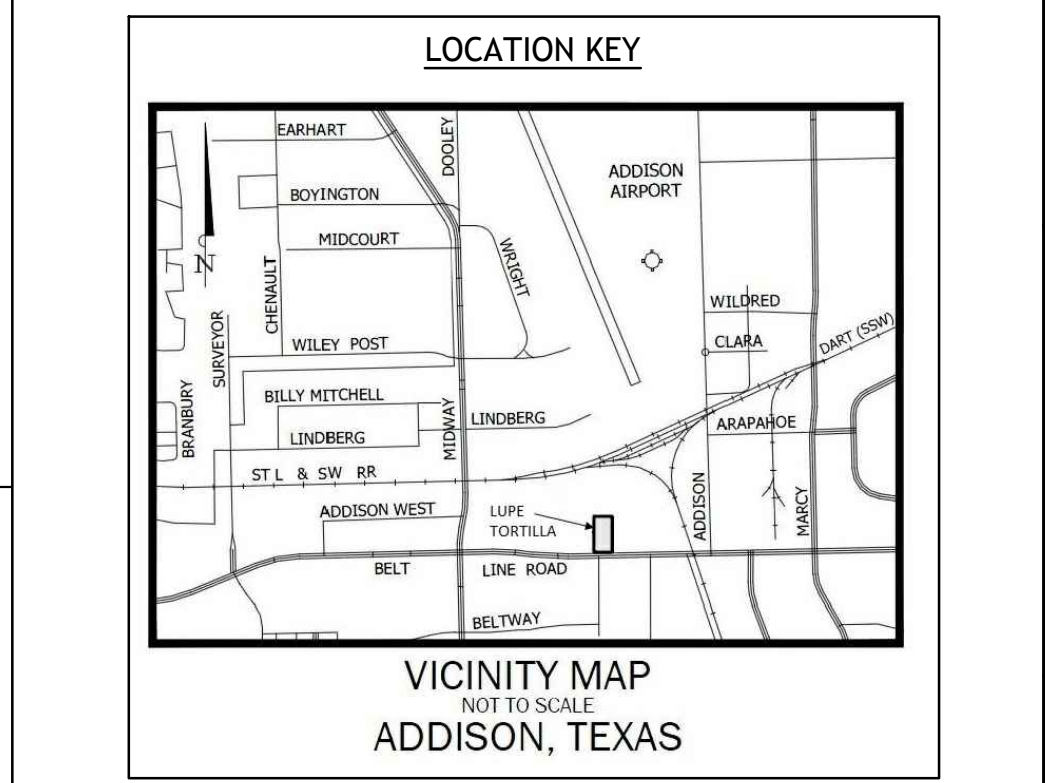
Staff recommends approval of the request, subject to the following condition:

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



SITE DATA SUMMARY		
MULTI-LOT DEVELOPMENTS	NA	
ZONING	PD (PLANNED DEVELOPMENT)	
PROPOSED USE	RESTAURANT	
LOT AREA (SQ FT)	88,712 SQ FT	
BUILDING AREA	9073 SQ FT	
BUILDING HEIGHT (1 STORY)	28'-0" MAX	
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	11,814 SQ FT	
AREA OF STORMWATER MITIGATION	NA	
USABLE OPEN SPACE REQUIRED	NA	
USABLE OPEN SPACE PROVIDED	NA	
PARKING PER PLANNED DEVELOPMENT REGULATIONS		
PARKING RATIO = 1 SPACE / 70 SF	REQUIRED	PROVIDED
REGULAR	126	125
HANDICAPPED	4	4
VAN	0	1
TOTAL	130	130
NOTE:		
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS		

- ☐ 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.



ACTION	
APPROVED	DENIED
STAFF	Date _____ Initials _____
COUNCIL	Date _____ Initials _____
See the Staff Approval Letter or Council Results Memo for any conditions associated with the approval of the project.	

1431 GREENWAY RD, SUITE 510
IRVING, TEXAS 75038
TEL: 972.870.1288
WWW.IDSTUDIO4.COM

CORPORATE:

LUPE TORTILLA
10333 RICHMOND AVE, SUITE 210
HOUSTON, TX 77042
EMAIL: www.lupetortilla.com

LUPE TORTILLA
MEXICAN RESTAURANT

4535 BELT LINE RD.
ADDISON, TEXAS 75001

CLIENT: LUPE TORTILLA MEXICAN RESTAURANTS
10333 RICHMOND AVE, SUITE 210
HOUSTON, TX. 77042

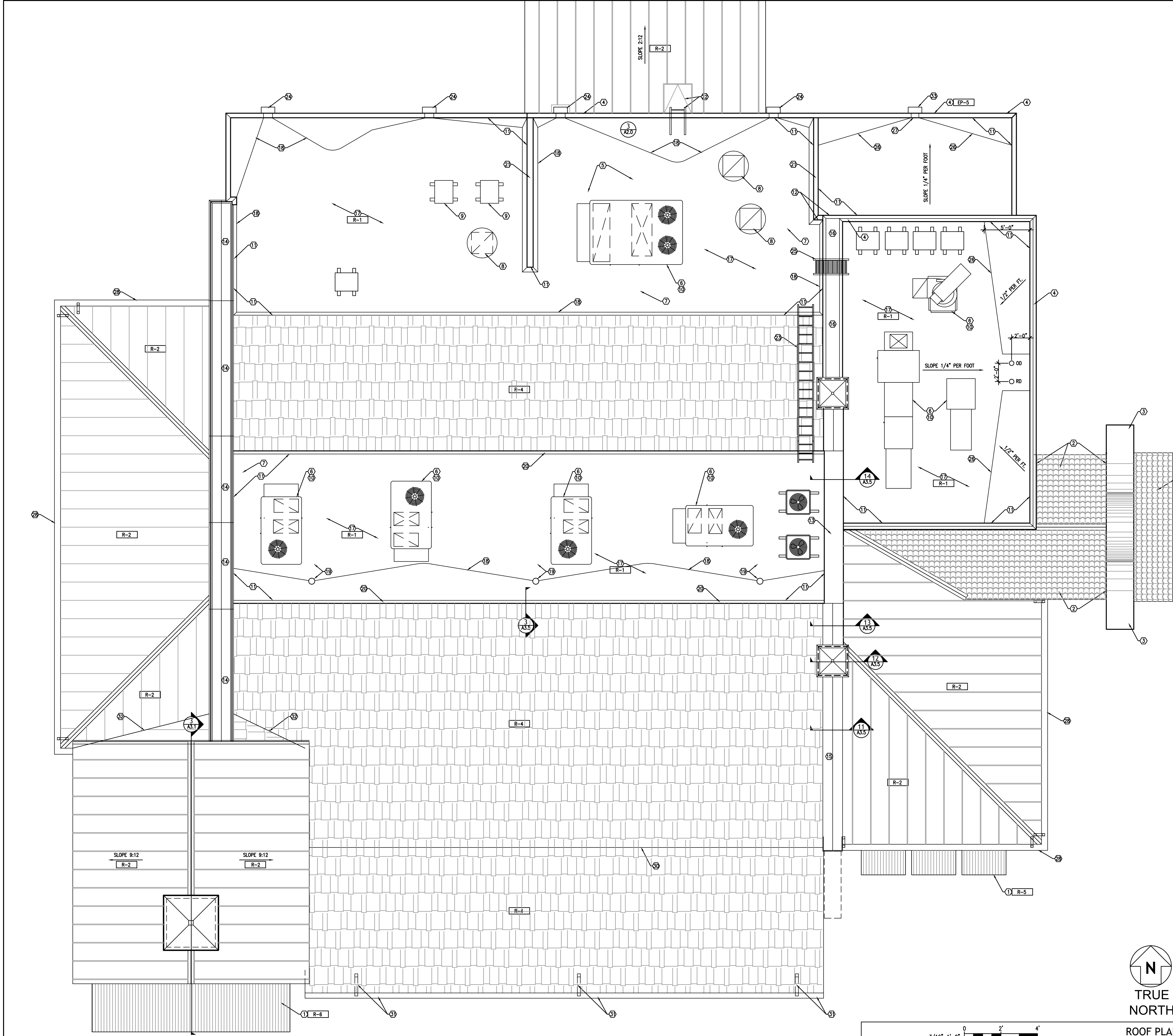
DOCUMENT ISSUES	
DATE	DESCRIPTION
06.04.2016	SPECIAL USE PERMIT REVIEW
07.10.2016	SPECIAL USE PERMIT COMMENT CORRECTIONS

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP.1



- KEY NOTES:**
- 1

AWNING BELOW WITH ROOF FINISH AS SCHEDULED
- 2

SPANISH ROOF TILE SYSTEM TO REMAIN; PROTECT AND REPLACE DAMAGED TILES AND/ OR OTHER WATERPROOFING SYSTEMS IF NECESSARY; PROVIDE METAL FLASHING AT WALL CONDITIONS
- 3

NEW ENTRY TOWER WALL; RE: STRUCTURE FOR NEW FRAMING EXTENDED ABOVE EXISTING FRAMING
- 4

PRE-FINISHED METAL COPING OVER RAISED PARAPET WALL; NEW ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. SCREENING MATERIAL TO BE REVIEWED UNDER BUILDING PERMIT PROCESS.
- 5

PREVIOUS HVAC CURB OPENINGS INFILLED TO MATCH EXISTING ROOF STRUCTURE AND ROOF SYSTEM
- 6

NEW HVAC UNITS WITH CURBS; RE: MECHANICAL – COORDINATE NEW CURBS WITH EXISTING ROOF OPENINGS (WHERE APPLICABLE)
- 7

PREVIOUS EXHAUST VENTS, PITCH PANS OR VENT OPENINGS INFILLED TO MATCH EXISTING ROOF STRUCTURE AND ROOF SYSTEM
- 8

NEW EXHAUST FANS; RE: MECHANICAL
- 9

NEW ROOF TOP UNITS WITH SLEEPERS; RE: MECHANICAL
- 10

BUILD ROOF CRICKETS 1/2" SLOPE PER FOOT AT HVAC CURB LOCATION
- 11

NEW PVC MEMBRANE INSTALLED PER MANUFACTURER'S GUIDELINES TO WALL; STONE / STUCCO ABOVE TO REMAIN IN PLACE (WHERE APPLICABLE), UNLESS NOTED OTHERWISE
- 12

EXTEND PARAPET WALL TO MODIFIED CORNER PARAPET WALL
- 13

PVC MEMBRANE OVER MODIFIED PARAPET WALL; FRONT EDGE TO BE PRE-FINISHED METAL FLASHING
- 14

PRE-FINISHED COPING CAP OVER EXISTING PARAPET WALL; NEW EIFS BAND PROFILE
- 15

CONTINUOUS PRE-FINISHED COPING CAP OVER MODIFIED PARAPET WALL TO MATCH EXISTING SLOPE; NEW EIFS BAND PROFILE
- 16

PRE-FINISHED COPING WITH PARAPET WALL RAISED TO MATCH PERPENDICULAR PARAPET WALL COPING HEIGHT
- 17

ANY PREVIOUS OPENINGS FROM VENTS, EQUIPMENT, PIPING ETC. WILL BE INFILLED TO MATCH EXISTING ROOF SYSTEM; SINGLE PLY PVC MEMBRANE TO BE INSTALLED PER MANUFACTURER'S GUIDELINES
- 18

EXISTING TAPERED ROOF TO REMAIN IN PLACE; REPLACE AND/ OR REPAIR ANY DAMAGED TAPERING DUE TO REMOVAL OF EQUIPMENT
- 19

EXISTING PRIMARY AND OVERFLOW ROOF DRAINS WITH NEW STRAINER
- 20

PVC MEMBRANE OVER EXISTING PARAPET WALL; FRONT EDGE TO BE PRE-FINISHED METAL FLASHING
- 21

PVC MEMBRANE OVER EXISTING PARAPET WALL – NO COPING
- 22

EXISTING LADDER MODIFIED FOR NEW PARAPET HEIGHT; ACCESS DOOR PROVIDED AT ROOF COVER
- 23

EXISTING LADDER; FIELD VERIFY IF REPAIRS WILL BE REQUIRED
- 24

EXISTING ROOF SCUPPER AND DOWNSPOUT; PAINT TO MATCH WALL FINISH COLOR
- 25

NEW WALL LADDER ANCHORED TO WALL WITH GRATE LANDING ABOVE COPING
- 26

TAPERED ROOF INSULATION
- 27

THROUGH WALL SCUPPER
- 28

EXISTING ROOF GUTTERS AND DOWNSPOUTS TO BE REPAINTED
- 29

NEW ROOF GUTTER AT PATIO ROOF
- 30

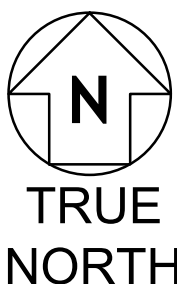
LINE DENOTES EXISTING ROOF EAVE EDGE AND NEW ROOF PATIO EXTENDED
- 31

NEW ROOF GUTTER AND DOWNSPOUT PAINTED AS SCHEDULED
- 32

TAPERED EDGE WITH ROOF FINISH AS SCHEDULED
- 33

NEW CONDUCTOR HEAD WITH DOWNSPOUT TO MATCH EXISTING, PAINT TO MATCH WALL FINISH

EXTERIOR FINISH LEGEND	
	R-2 STANDING SEAM METAL ROOF – LEAD-COTE
	R-3 EXISTING ROOF TILE TO REMAIN (REUSE AT ENTRY)
	R-4 ROOF SHINGLES – MOUNTAIN VARIABLEND
	R-5 STANDING SEAM METAL ROOF– IRON RUST
	R-6 FLAT SEAM METAL ROOF– IRON RUST
	EF-1 PAINTED STUCCO
	EF-2 NATURAL THIN STONE VENEER – ALAMO CREAM
	EF-3 NATURAL THIN STONE VENEER – OAKRIDGE GOLD
	EF-4 MODULAR ACME BRICK – OLD WORLD HERITAGE
	EF-6 6x6 CLAY TILE – ANTIQUE RED
	S-1 STAINED FAUX WOOD DOORS



3/16"=1'-0"

0

2'

4'

ROOF PLAN

1

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DOCUMENT ISSUES

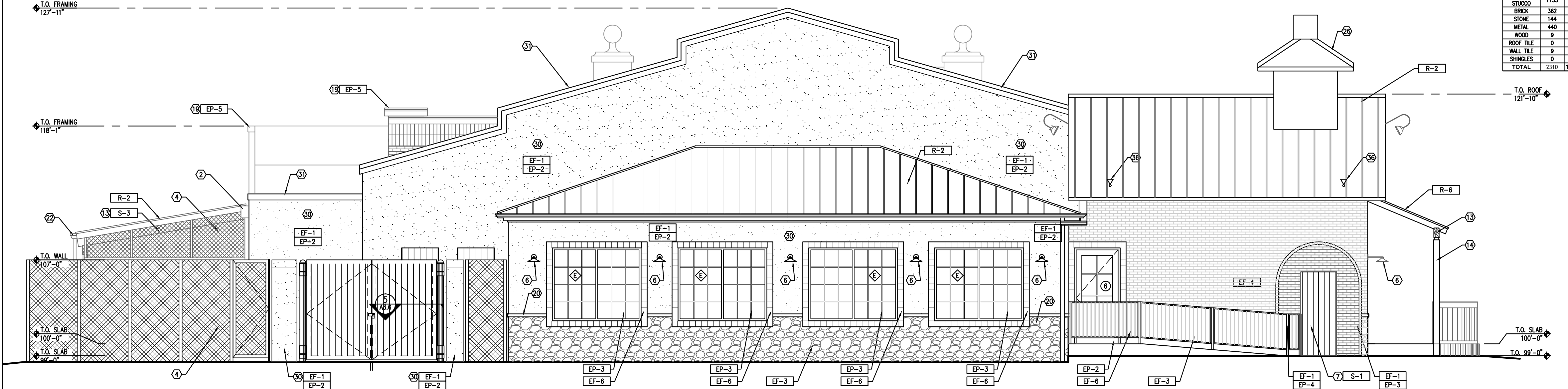
DATE	DESCRIPTION
07.10.2018	SPECIAL USE PERMIT COMMENT CORRECTIONS

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A1.6



NORTH ELEVATION		
FINISH TYPE	AREA SQ. FT.	%
GLASS	191	8
NEW STUCCO	0	0
EXISTING STUCCO	1155	50
BRICK	382	16
STONE	144	6
METAL	440	19
WOOD	9	0
ROOF TILE	0	0
WALL TILE	9	0
SHINGLES	0	0
TOTAL	2310	100 %

- KEY NOTES:**
- BUILDING SIGNAGE, FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL. GC TO PROVIDE POWER WIRING
 - EXISTING DOWNSPOUT AND COLLECTION BOX, PAINT TO MATCH SCHEDULE WALL FINISH
 - ROOF DRAINS DAYLIGHTED WITH LAMB'S TONGUE
 - NEW WIRE MESH FENCE WITH DOOR (WHERE SHOWN)
 - DASHED LINE INDICATES ROOF LINE BEYOND
 - LIGHT FIXTURE, RE: ELECTRICAL
 - FAUX WOOD DOORS
 - DUMPSTER GATES, RE: A1.8
 - KNOX BOX, MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 6'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
 - 6" ADDRESS LETTERING AFFIXED TO BUILDING
 - PREFINISHED ALUMINUM AWNING
 - STAIN CEDAR FASCIA
 - STAIN CEDAR BEAMS
 - STAIN CEDAR COLUMNS
 - STAIN WOOD BOX BEAMS
 - STAIN WOOD TRUSSES, RE: STRUCTURAL
 - PROVIDE STONE TEAR AWAY PATTERN SIMILAR TO OUTLINE SHOWN
 - FASCIA TO BE WRAPPED IN BREAK METAL PAINTED OR PRE-FINISHED ON ALL SIDES
 - PREFORMED FOAM PARAPET CAP
 - PRECAST BULLNOSE STONE WATERTABLE
 - EXTERIOR STRIPING, RE: 1/A3.6
 - GUTTER WITH DOWNSPOUT, PAINT TO MATCH SCHEDULED WALL FINISH
 - PRESSURE TREATED WOOD WINDOW TRIM
 - PAINTED WOOD FASCIA
 - STAINED FAUX SHUTTERS
 - DECORATIVE COPULA BY OWNER
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR FRAME TO REMAIN
 - EXISTING COLUMN TO REMAIN
 - EXISTING WALL TO REMAIN WITH NEW COAT OF PAINT
 - EXISTING ROOF TO REMAIN
 - EXISTING PATIO COVERING TO REMAIN
 - EXISTING ELECTRICAL PANELS TO REMAIN
 - EXISTING WIRE MESH FENCE DOOR TO REMAIN
 - LADDER TO REMAIN - EXTEND TO TO CLEAR NEW PARAPET WALL HEIGHT
 - ROOF WASH UPLIGHTS
 - EXTENDED STUCCO WALL

FINISH SCHEDULE

EXTERIOR PAINT

- EP-1 JONQUIL
EP-2 BRAVADO RED
EP-3 HUNT CLUB
EP-4 RURAL GREEN
EP-5 JERSEY CREAM
EP-6 FUNCTIONAL GREY
EP-7 ARTICHOKE
EP-8 PORTABELLO
EP-9 ALABASTER

EXTERIOR FINISH

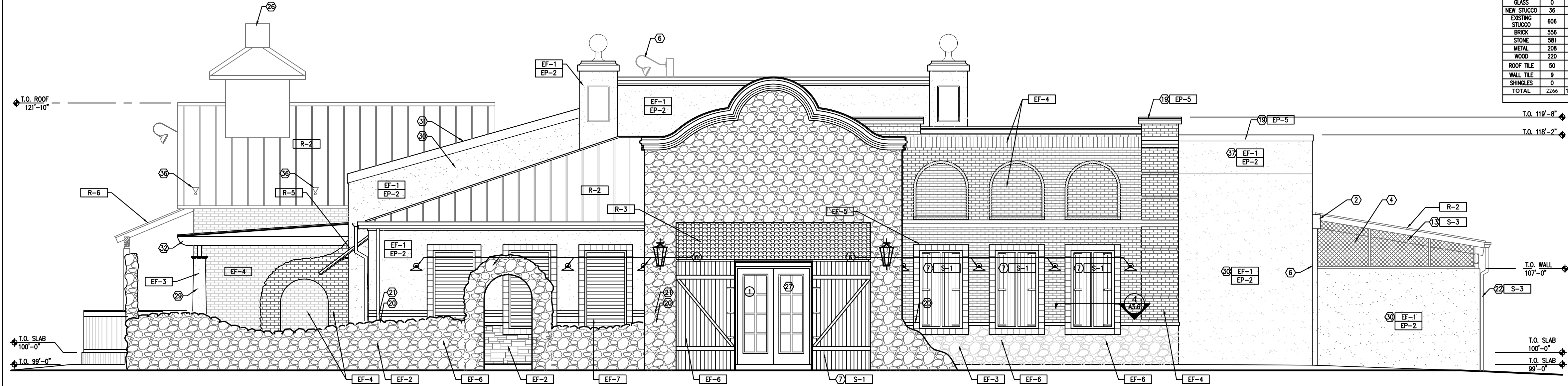
- EF-1 PAINTED STUCCO
EF-2 ALAMO CREAM
EF-3 OAKRIDGE GOLD
EF-4 OLD WORLD HERITAGE MODULAR
EF-5 OLD WORLD HERITAGE SOLID
EF-6 TERRA COTTA TILE
EF-7 BAHAMA VINYL SHUTTERS

ROOFING

- R-1 PVC SINGLE PLY ROOF MEMBRANE (WHITE)
R-2 STANDING SEAM METAL ROOF - LEAD-COTE
R-3 MATCH EXISTING STYLE AND FINISH
R-4 ROOF SHINGLES - MOUNTAIN VARIABLEND
R-5 STANDING SEAM METAL ROOF - IRON RUST
R-6 FLAT SEAM METAL ROOF - IRON RUST

EXTERIOR FINISH LEGEND

	R-2 STANDING SEAM METAL ROOF - LEAD-COTE
	R-3 EXISTING ROOF TILE TO REMAIN (REUSE AT ENTRY)
	R-4 ROOF SHINGLES - MOUNTAIN VARIABLEND
	R-5 STANDING SEAM METAL ROOF - IRON RUST
	R-6 FLAT SEAM METAL ROOF - IRON RUST
	EF-1 PAINTED STUCCO
	EF-2 NATURAL THIN STONE VENEER - ALAMO CREAM
	EF-3 NATURAL THIN STONE VENEER - OAKRIDGE GOLD
	EF-4 MODULAR ACME BRICK - OLD WORLD HERITAGE
	EF-6 6x6 CLAY TILE - ANTIQUE RED
	S-1 STAINED FAUX WOOD DOORS



SOUTH ELEVATION		
FINISH TYPE	AREA SQ. FT.	%
GLASS	0	0
NEW STUCCO	36	2
EXISTING STUCCO	806	27
BRICK	556	25
STONE	581	26
METAL	208	9
WOOD	220	10
ROOF TILE	50	2
WALL TILE	9	0
SHINGLES	0	0
TOTAL	2266	100 %

EXTERIOR PAINT

- EP-1 JONQUIL
EP-2 BRAVADO RED
EP-3 HUNT CLUB
EP-4 RURAL GREEN
EP-5 JERSEY CREAM
EP-6 FUNCTIONAL GREY
EP-7 ARTICHOKE
EP-8 PORTABELLO
EP-9 ALABASTER

EXTERIOR FINISH

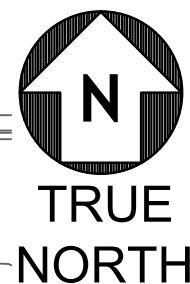
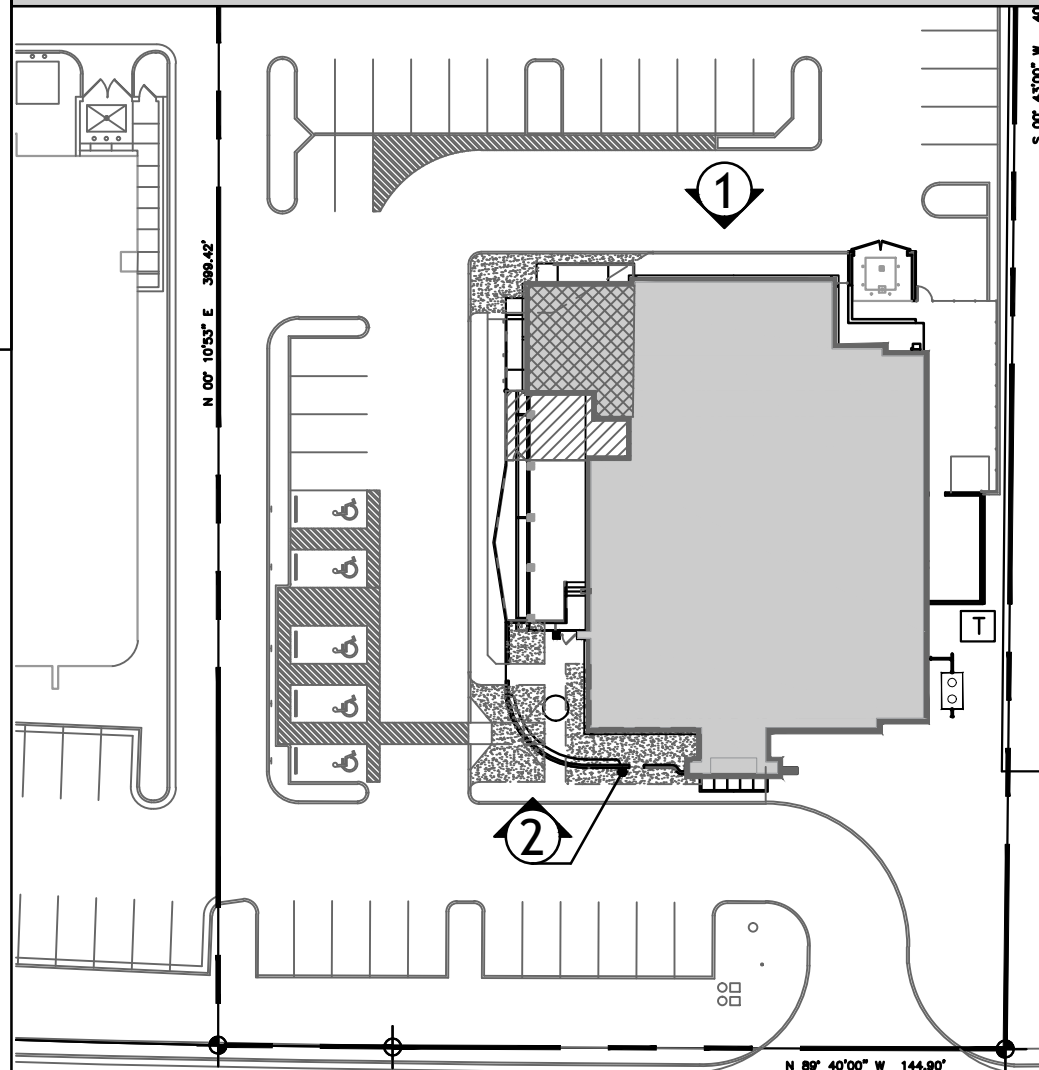
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- FACADE PLAN NOTES:**
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KEY PLAN



1431 GREENWAY RD, SUITE 510
IRVING, TEXAS 75038
TEL: 972.870.1288
WWW.IDSTUDIO4.COM

CORPORATE:

LUPE TORTILLA
10333 RICHMOND AVE, SUITE 210
HOUSTON, TX 77042
EMAIL: www.lupetortilla.com

LUPE TORTILLA MEXICAN RESTAURANT

4535 BELT LINE RD.
ADDISON, TEXAS 75001

CLIENT: LUPE TORTILLA MEXICAN RESTAURANTS
10333 RICHMOND AVE, SUITE 210
HOUSTON, TX. 77042

DOCUMENT ISSUES

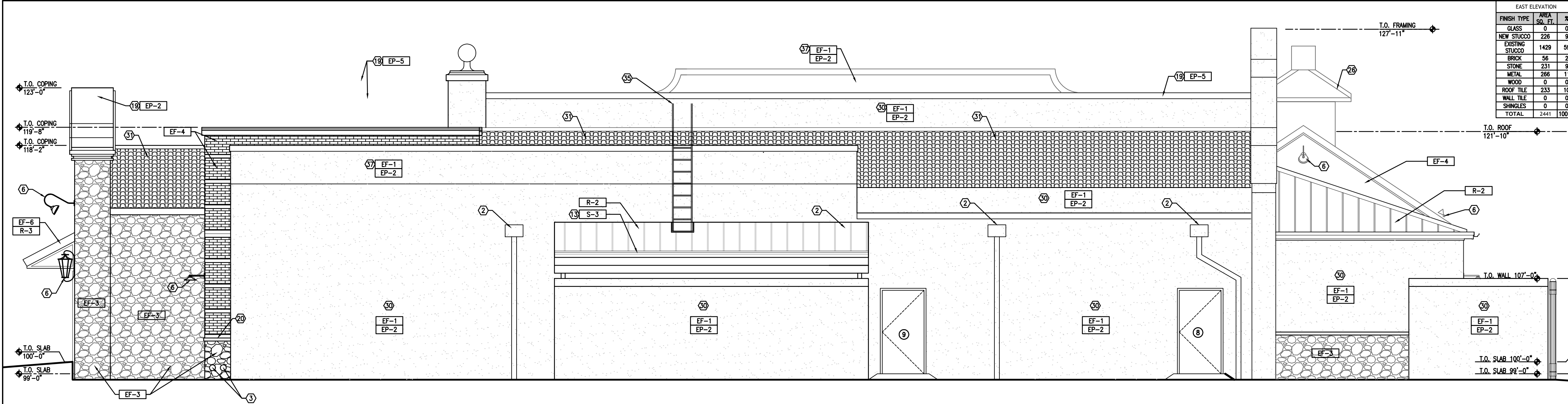
DATE	DESCRIPTION
06.04.2018	SPECIAL USE PERMIT REVIEW
07.10.2018	SPECIAL USE PERMIT COMMENT CORRECTIONS

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0



FINISH TYPE	AREA SQ. FT.	%
GLASS	0	0
NEW STUCCO	226	9
EXISTING STUCCO	1429	59
BRICK	56	2
STONE	231	9
METAL	296	11
WOOD	0	0
ROOF TILE	233	10
WALL TILE	0	0
SHINGLES	0	0
TOTAL	2441	100 %

KEY NOTES:	
1	BUILDING SIGNAGE, FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL. GC TO PROVIDE POWER WIRING
2	EXISTING DOWNSPOUT AND COLLECTION BOX, PAINT TO MATCH SCHEDULE WALL FINISH
3	ROOF DRAINS DAYLIGHTED WITH LAMB'S TONGUE
4	NEW WIRE MESH FENCE WITH DOOR (WHERE SHOWN)
5	DASHED LINE INDICATES ROOF LINE BEYOND
6	LIGHT FIXTURE, RE: ELECTRICAL
7	FAUX WOOD DOORS
8	DUMPSTER GATES, RE: A1.8
9	KNOX BOX, MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 6'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
10	6" ADDRESS LETTERING AFFIXED TO BUILDING
11	PREFINISHED ALUMINUM AWNING
12	STAIN CEDAR FASCIA
13	STAIN CEDAR BEAMS
14	STAIN CEDAR COLUMNS
15	STAIN WOOD BOX BEAMS
16	STAIN WOOD TRUSSES, RE: STRUCTURAL
17	PROVIDE STONE TEAR AWAY PATTERN SIMILAR TO OUTLINE SHOWN
18	FASCIA TO BE WRAPPED IN BREAK METAL PAINTED OR PRE-FINISHED ON ALL SIDES
19	PREFORMED FOAM PARAPET CAP
20	PRECAST BULLNOSE STONE WATERTABLE
21	EXTERIOR STRIPING, RE: 1/A3.6
22	GUTTER WITH DOWNSPOUT, PAINT TO MATCH SCHEDULED WALL FINISH
23	PRESSURE TREATED WOOD WINDOW TRIM
24	PAINTED WOOD FASCIA
25	STAINED FAUX SHUTTERS
26	DECORATIVE COPULA BY OWNER
27	EXISTING DOOR TO REMAIN
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33	EXISTING ELECTRICAL PANELS TO REMAIN
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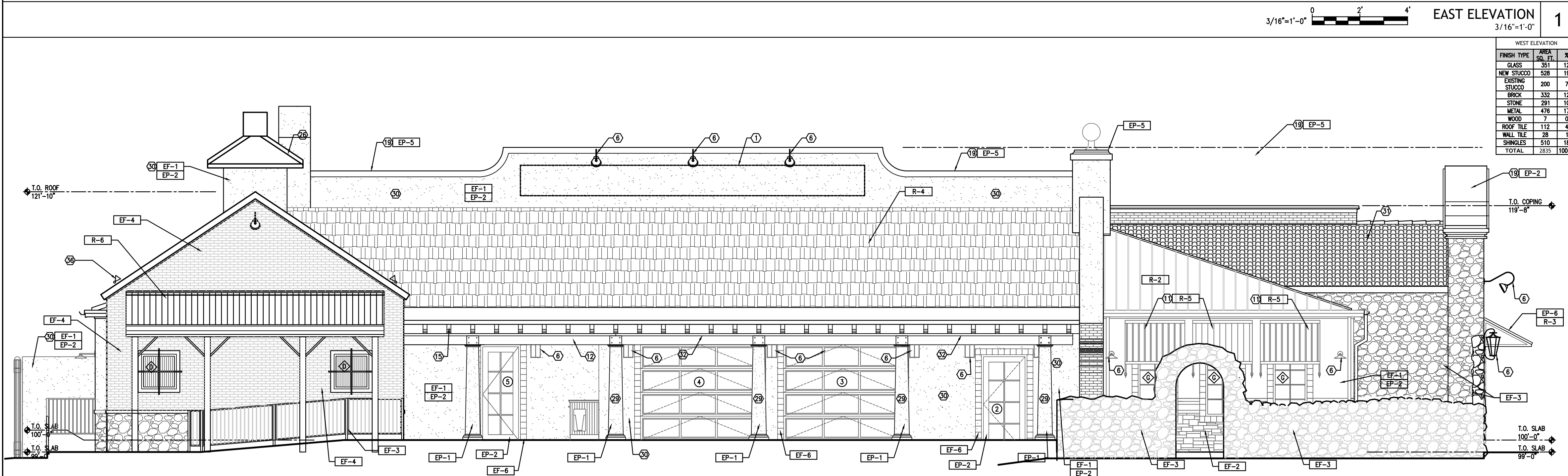
FINISH SCHEDULE

EXTERIOR PAINT	
EP-1	JONQUIL
EP-2	BRAVADO RED
EP-3	HUNT CLUB
EP-4	RURAL GREEN
EP-5	JERSEY CREAM
EP-6	FUNCTIONAL GREY
EP-7	ARTICHOKE
EP-8	PORTABELLO
EP-9	ALABASTER
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EF-1	PAINTED STUCCO
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EF-5	OLD WORLD HERITAGE SOLID
EF-6	TERRA COTTA TILE
EF-7	BAHAMA VINYL SHUTTERS

ROOFING	
R-1	PVC SINGLE PLY ROOF MEMBRANE (WHITE)
R-2	STANDING SEAM METAL ROOF - LEAD-COTE
R-3	MATCH EXISTING STYLE AND FINISH
R-4	ROOF SHINGLES - MOUNTAIN VARIABLEND
R-5	STANDING SEAM METAL ROOF - IRON RUST
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	R-2	STANDING SEAM METAL ROOF - LEAD-COTE
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	EF-4	MODULAR ACME BRICK - OLD WORLD HERITAGE
	EF-6	6x6 CLAY TILE - ANTIQUE RED
	S-1	STAINED FAUX WOOD DOORS



FINISH TYPE	AREA SQ. FT.	%
GLASS	351	12
NEW STUCCO	528	19
EXISTING STUCCO	200	7
BRICK	332	12
STONE	291	10
METAL	476	17
WOOD	7	0
ROOF TILE	112	4
WALL TILE	28	1
SHINGLES	510	18
TOTAL	2835	100 %

FINISH SCHEDULE

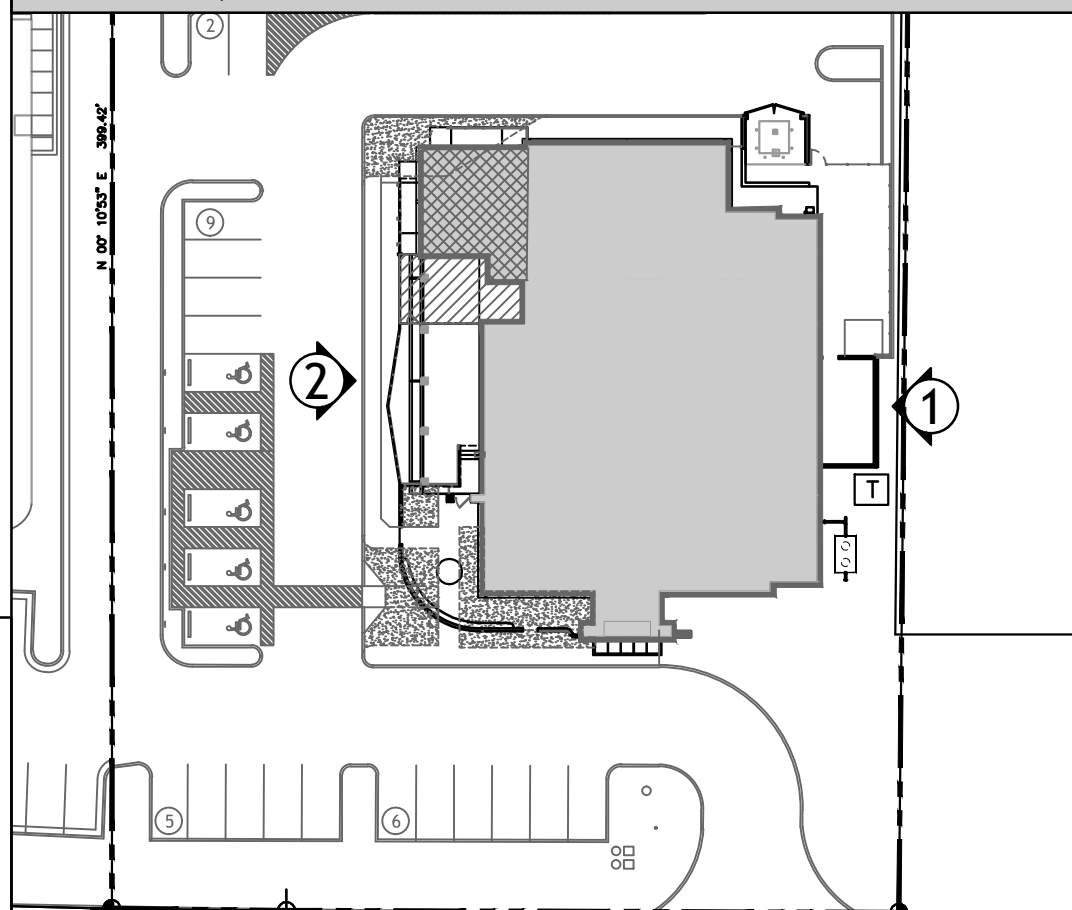
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KEY PLAN

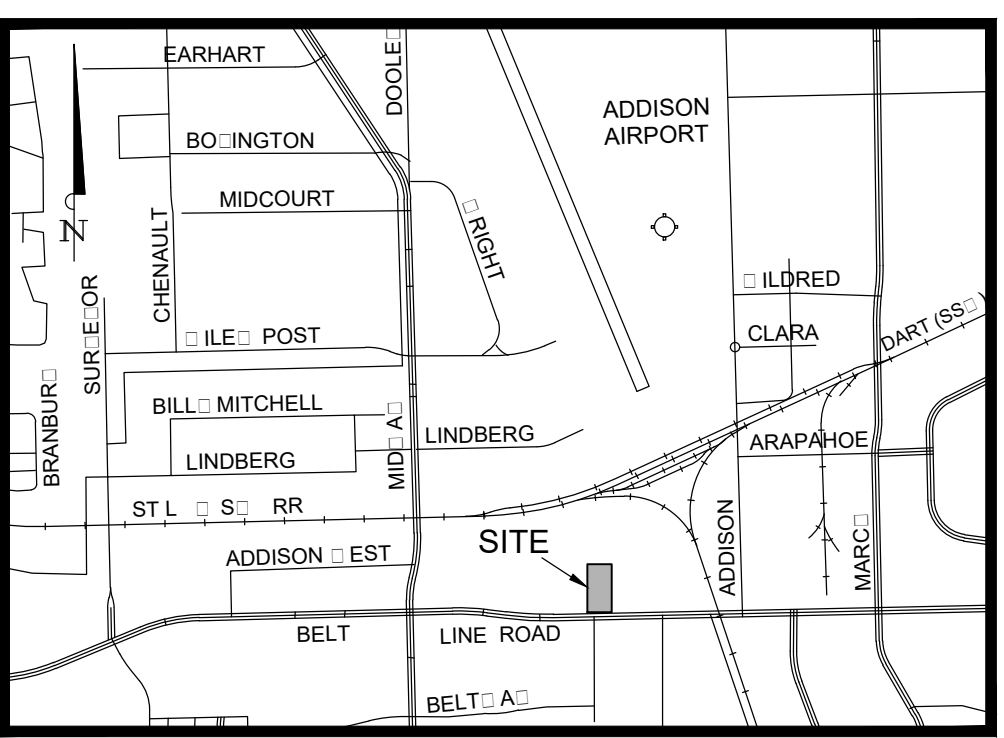
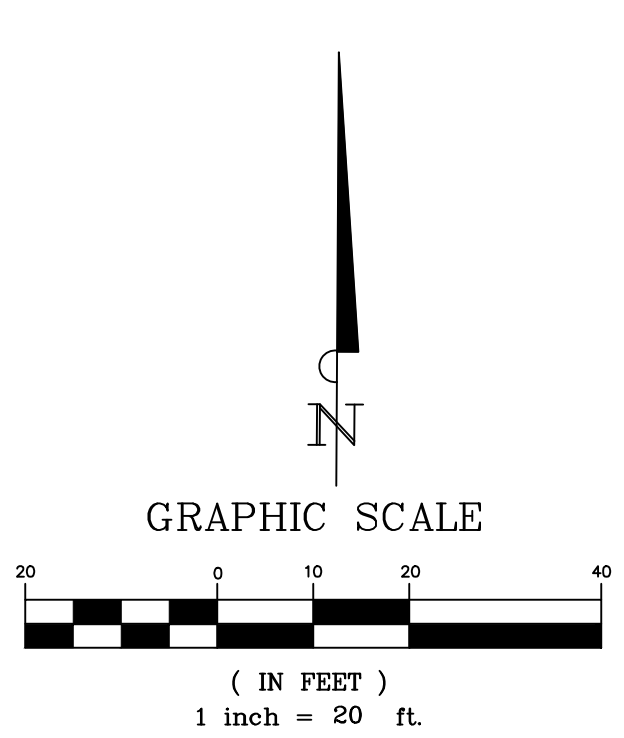
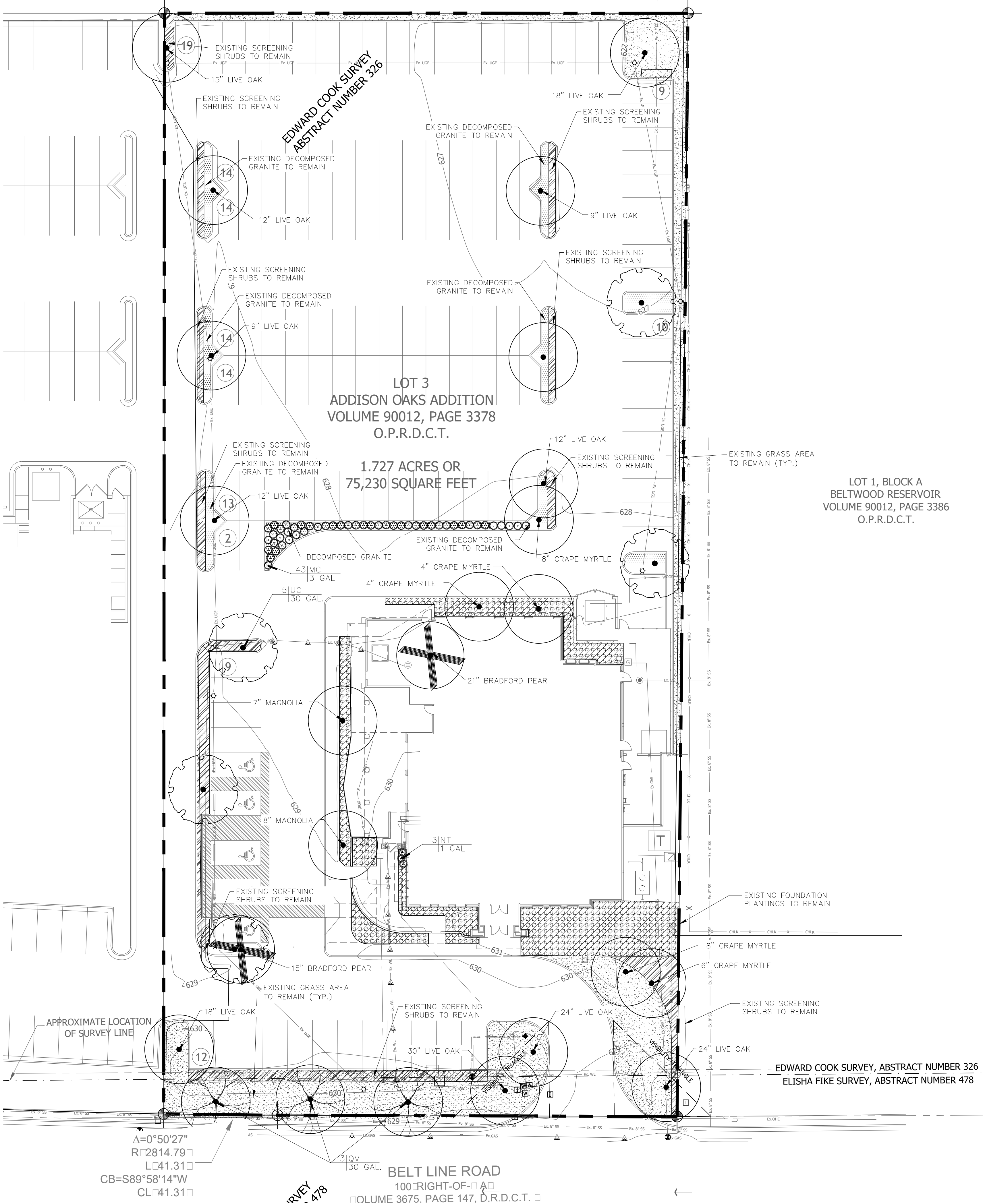


FACADE PLAN NOTES:

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DOCUMENT ISSUES	
DATE	DESCRIPTION
06.04.2018	SPECIAL USE PERMIT REVIEW
07.10.2018	SPECIAL USE PERMIT COMMENT CORRECTIONS

File: B:\Clients\173 (ID Studio 4, LLC)\173-18-001 (Lupe Tortilla - Addison)\Civil\Sheet Set\L-1.0 LANDSCAPE PLAN.dwg || Date Plotted: 7/10/2018 10:17 AM || Plotted By: drew



LANDSCAPE TABULATIONS:	
TOTAL LOT AREA:	75,230 SF
LANDSCAPE AREA REQUIRED: 20% SITE	15,046 SF
CURRENT LANDSCAPE AREA ON SITE BEFORE CONSTRUCTION:	11,703 SF (15.5%)
EXISTING LANDSCAPE AREA RETAINED:	11,229 SF (14.9%)
NEW LANDSCAPE AREA PROVIDED:	585 SF
TOTAL LS AREA AFTER CONSTRUCTION:	11,814 SF (15.7%)
PARKING LOT AREA:	50,011 SF
PARKING LOT LANDSCAPE AREA REQUIRED: 5%	2,500 SF
PARKING LOT LANDSCAPE AREA PROVIDED:	2,747 SF (5.5%)
STREET TREES REQUIRED: 1/ 30 LF, 138 LF	5 TREES
PROVIDED:	3 SHADE TREES
	2 EXISTING SHADE TREES
STREET LANDSCAPE BUFFER REQ'D 20'	
PROVIDED:	16.5'
OFF STREET LOADING SCREENING:	NOT APPLICABLE
PARKING LOT SCREENING FROM STREETS	PROVIDED WITH EXISTING EVERGREEN SHRUBS
PARKING LOT SCREENING PERIMETER	PROVIDED WITH EXISTING EVERGREEN SHRUBS
PARKING LOT SCREENING INTERIOR	PROVIDED WITH EXISTING EVERGREEN SHRUBS

TREES TO BE REMOVED:		
CALIPER	SPECIES	MITIGATION
21	BRADFORD PEAR	NO
15	BRADFORD PEAR	NO
36	TOTAL	

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES
	7	Existing Tree To Be Removed				
	15	Existing Tree To Remain				
	3	Quercus virginiana / Southern Live Oak	65 GAL.	4"	10'-12'	FULL, MATCHING, SYMMETRICAL
	14	Ulmus crassifolia / Cedar Elm	65 GAL.	4"	10'-12'	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	48	Muhlenbergia capillaris / Pink Muhly	3 GAL	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	3	Nassella tenuissima / Texas Needle Grass	1 GAL	16" HT.	18" O.C.	FULL, MATCHING, SYMMETRICAL
SHRUB AREAS	QTY	LANDSCAPE AREAS				
	PER PLAN	Existing Foundation Plantings to Remain				
	PER PLAN	Existing Evergreen Screening Shrubs to Remain				
GROUND COVERS	QTY	LANDSCAPE AREAS				
	PER PLAN	Bermuda Grass Area				
	PER PLAN	Existing Decomposed Granite Area				

- NOTES:
- ALL LANDSCAPED AREA SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT INCLUDES A RAIN/ FREEZE SENSOR.
 - ALL EXISTING TREES AND SHRUBS SHALL BE IN HEALTHY CONDITION. IF TREES OR SHRUBS ARE NOT IN A HEALTHY CONDITION, DEAD OR DISFIGURED THEY WILL BE REPLACED WITH THE SAME SPECIES AND SIZE OF THE PLANT MATERIAL.



4535 Belt Line Road
Lot 3, Addison Oaks Addition
Being 1.727 acres or (75,230 square feet) out of the
Edward Cook Survey, Abstract No. 326 and
Elisha Fike Survey, Abstract Number 478
City of Addison, Dallas County, Texas

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

LUPE TORTILLA
4535 BELT LINE ROAD
ADDISON, TEXAS
LANDSCAPE PLAN

No.	Date	Revision	Description



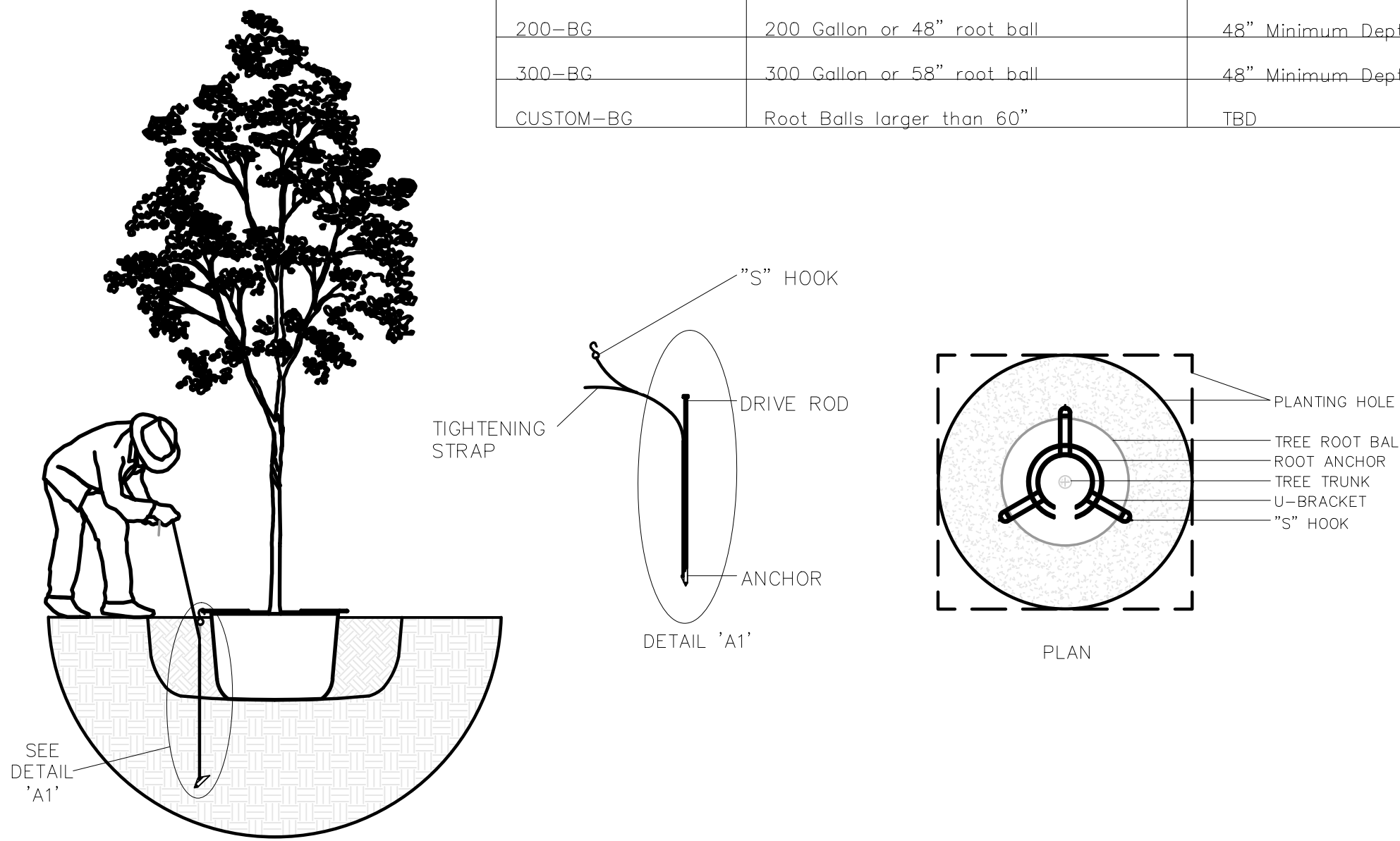
SHEET NUMBER
L-1.0

File: B:\Clients\173 (D Studio 4, LLC)\173-18-001 (Lupe Tortilla - Addison)\Civil\Sheet Set\L-1.0 LANDSCAPE PLAN.dwg || Date Plotted: 7/10/2018 10:19 AM || Plotted By: draw

GENERAL NOTES :

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of $\frac{3}{4}$ " or larger stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 2"-4" tan river rock, permeable weed mat shall be laid prior to river rock being installed.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved 100% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-BG	20 / 39 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V68 Anchors
45/65-BG	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V68 Anchors
100-BG	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V68 Anchors
150-BG	150 Gallon or 42" root ball	48" Minimum Depth	3 - V68 Anchors
200-BG	200 Gallon or 48" root ball	48" Minimum Depth	3 - V88 Anchors
300-BG	300 Gallon or 58" root ball	48" Minimum Depth	3 - V88 Anchors
CUSTOM-BG	Root Balls larger than 60"	TBD	

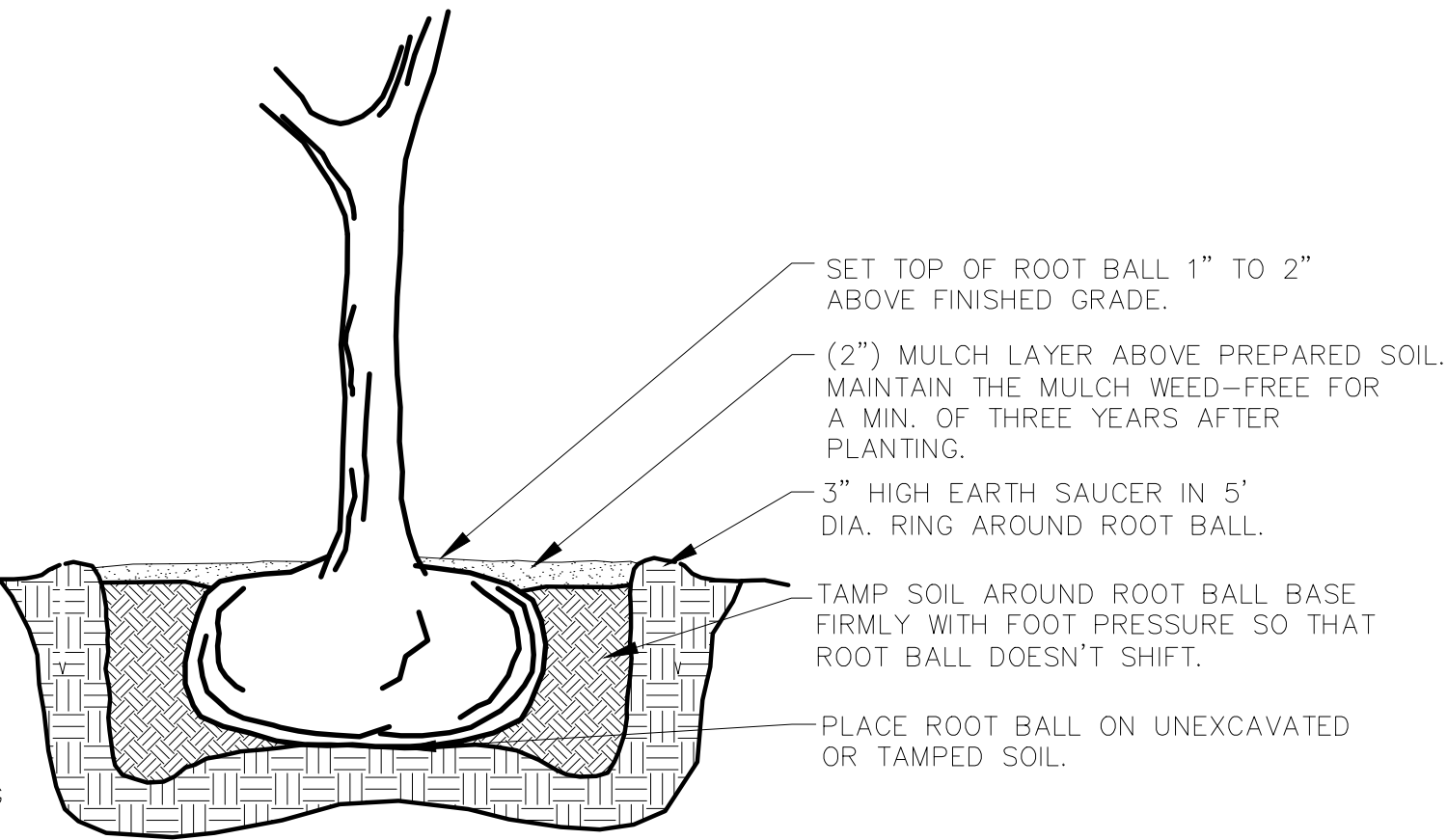


A TREE STAKING DETAIL

NOT TO SCALE

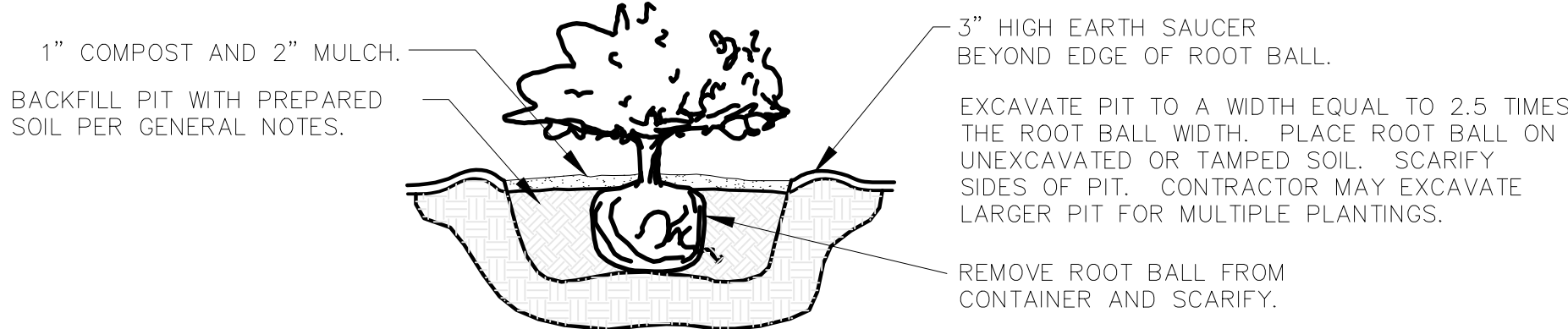
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



B TREE PLANTING DETAIL

NOT TO SCALE



C SHRUB PLANTING DETAIL

NOT TO SCALE



Know what's below.
Call before you dig.

(@ least 48 hours prior to digging)

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REGISTRATION # F-10599 (TEXAS)

LUPE TORTILLA
4535 BELT LINE ROAD
ADDISON, TEXAS

LANDSCAPE NOTES

No.	Date	Revision	Description

PROJECT NO.: 173-18-001



SHEET NUMBER
L-1.1

Planning & Zoning Commission

Meeting Date: 07/17/2018

Agenda Caption:

PUBLIC HEARING Case 1781-SUP/Cinco Tacos Cocina & Tequila and 67 Street Food. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5000 Belt Line Road, Suite 850, which property is currently zoned PD, Planned Development, through Ordinance 004-001, 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 additional restaurant concept and floor plan revision within the existing restaurant.

Attachments

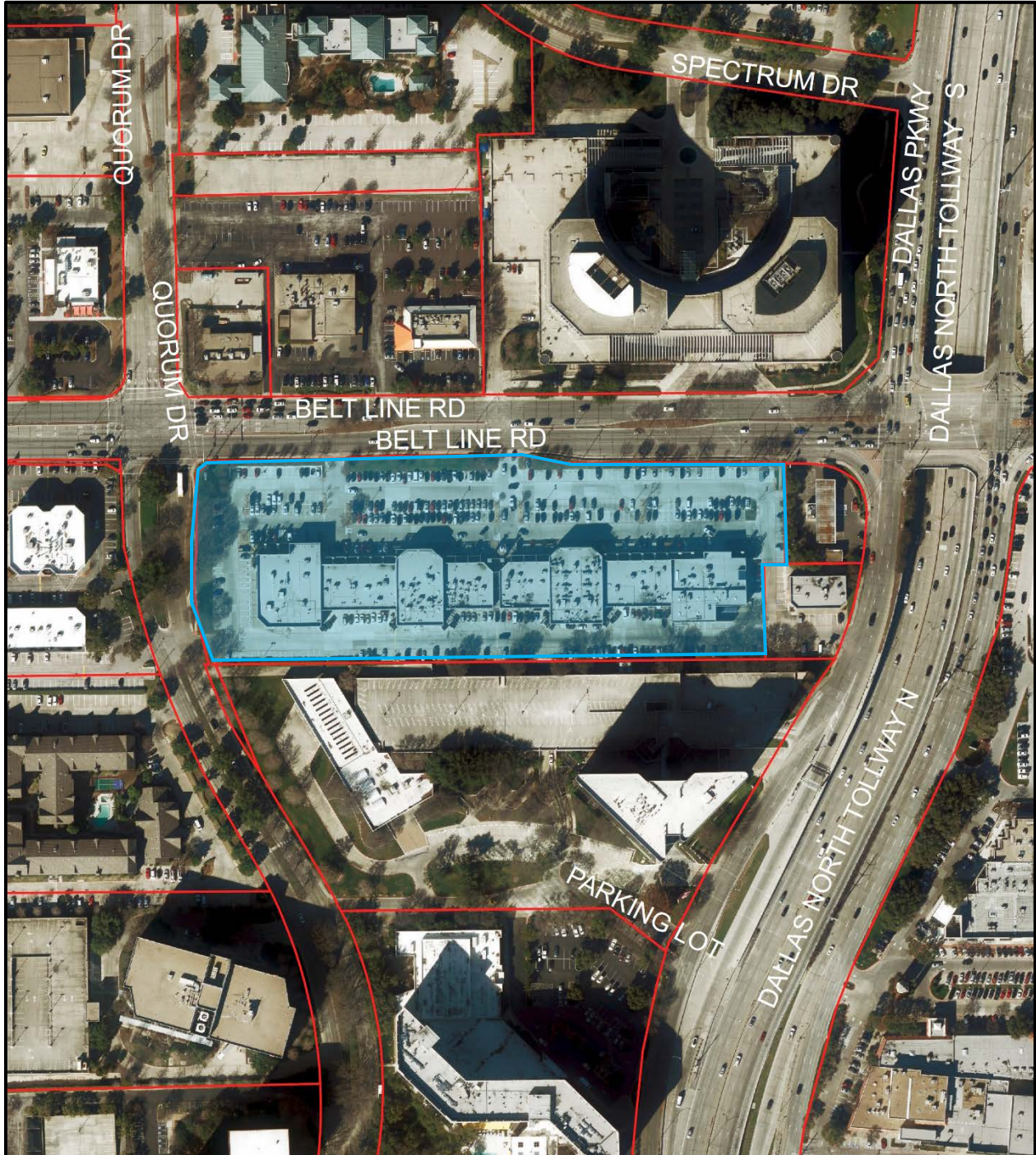
1781-SUP P&Z Packet

1781-SUP Plans

1781-SUP

PUBLIC HEARING Case 1781-SUP/Cinco Tacos Cocina & Tequila and 67 Street Food.
Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5000 Belt Line Road, Suite 850, which property is currently zoned PD, Planned Development, through Ordinance 004-001, 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 additional restaurant concept and floor plan revision within the existing restaurant.

LOCATION MAP





July 12, 2018

STAFF REPORT

RE: Case 1781-SUP/Cinco Tacos Cocina & Tequila and 67 Street Food

LOCATION: 5000 Belt Line Road, Suite 850

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

APPLICANT: Mario Letayf, Zarandaz Beltline LLC

DISCUSSION:

Background: This restaurant space is currently operating as Cinco Tacos Cocina & Tequila, previously approved as La Zaranda in 2011. The restaurant is part of the Addison Walk shopping center, which is zoned as Planned Development (PD) through Ordinance 004-001.

The applicant is proposing to renovate a small portion of the existing interior space to introduce a second restaurant concept, 67 Street Food. Both Cinco Tacos and 67 Street Food will operate out of the same suite, under the same Certificate of Occupancy, and under one operator, and will be regulated under one Special Use Permit.

Proposed Plan: The existing restaurant space is 7,201 square feet. This includes an exterior patio of 1,292 square feet. The interior space currently consists of one bar area and two dining areas. The applicant is proposing to maintain the same overall square footage, but would like to renovate one of the existing dining areas, a total of 800 square feet, in order to create a new restaurant concept, 67 Street Food that would include a bar. The interior dining space for Cinco Tacos will now seat a total of 114 people inside and 60 on the patio. 67 Street Food will seat a total of 52 people. Revising the floor plan and adding a second bar area requires a new Special Use Permit.

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

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

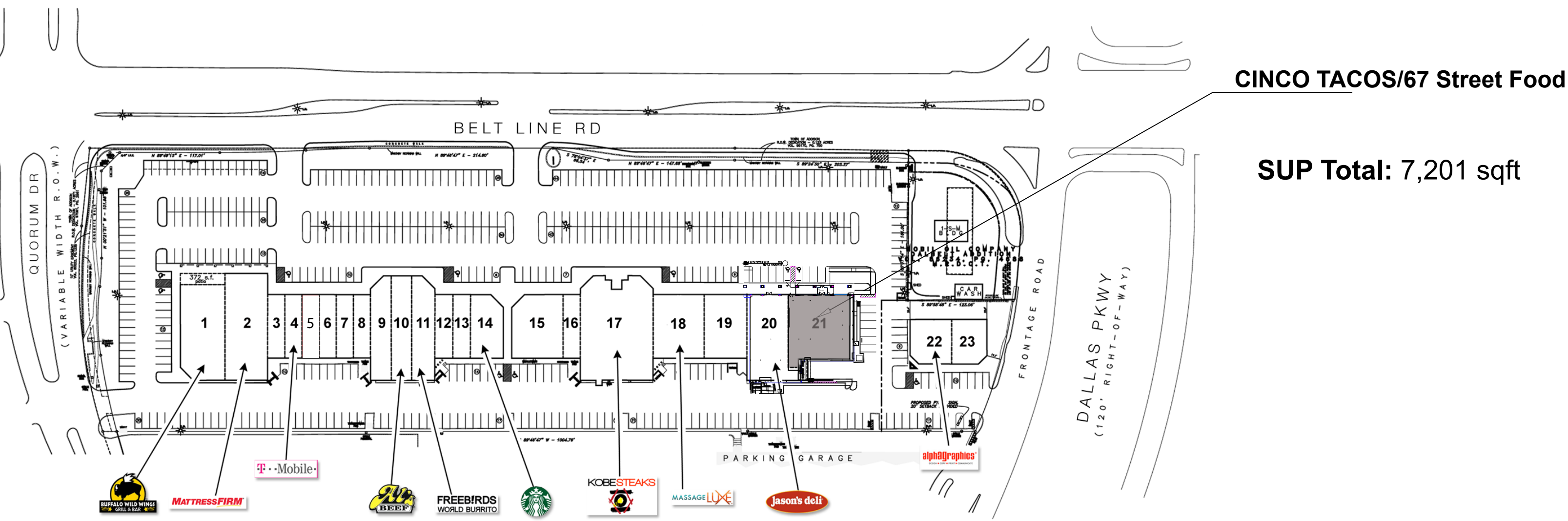
Building Elevations: The submitted façade plan shows a new door as the entrance to 67 Street Food, to the right of the existing double door, which will remain as the entrance for Cinco Tacos. The rest of the facades remain unchanged.

Parking: The existing restaurant space, inclusive of the patio area, is a total of 7,201 square feet, which require a total of 45 parking spaces, at a ratio of one parking space per 160 square feet. The shopping center requires 460 parking spaces, and provides a total of 509 parking spaces. There is sufficient parking on this site.

RECOMMENDATION: **APPROVAL**

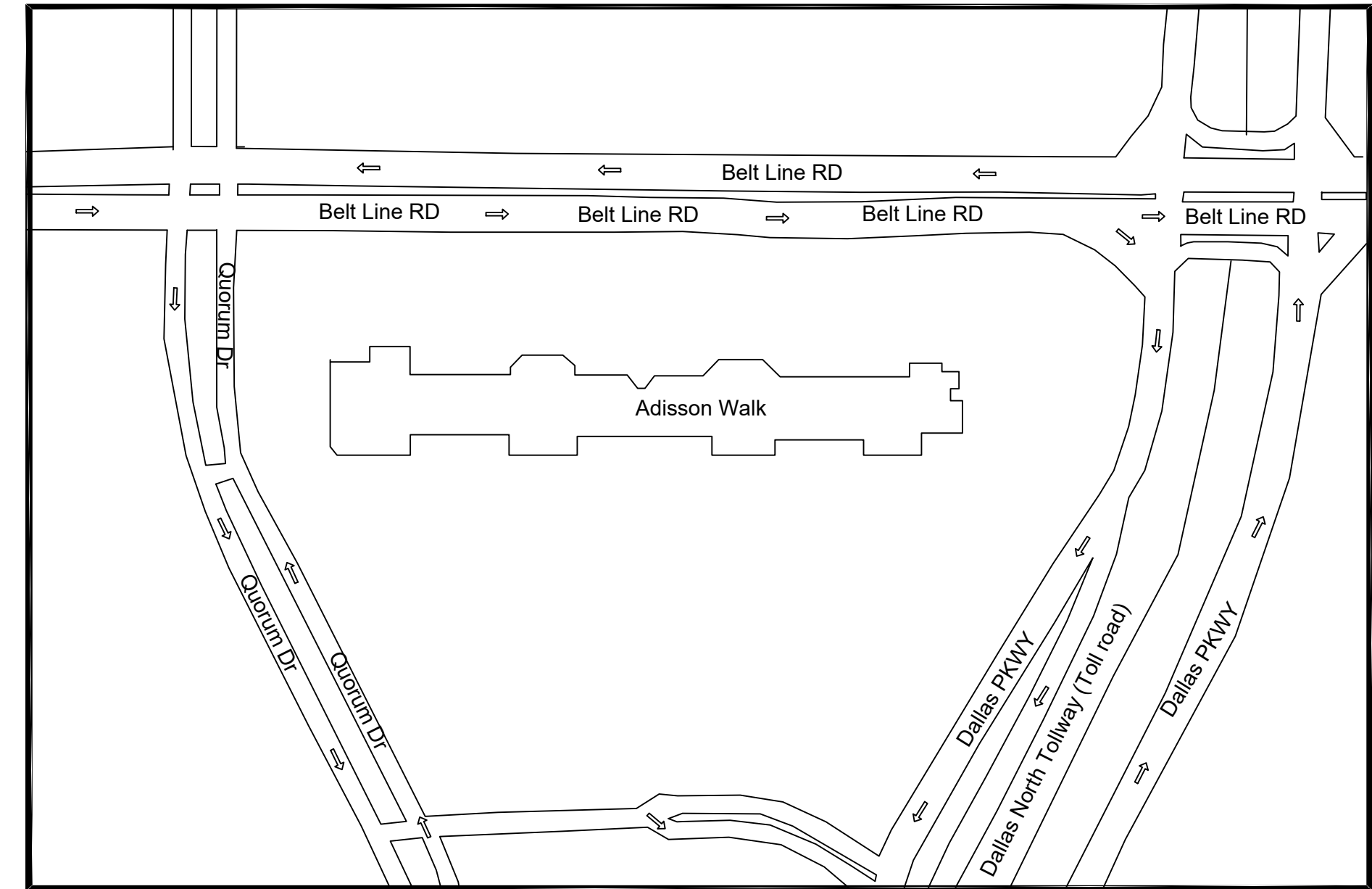
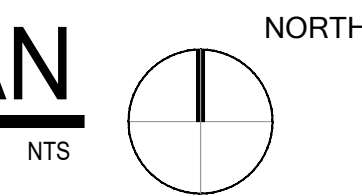
The proposal is an interior renovation of an existing restaurant space, which has been operating in this location for over seven years, but has struggled. Adding the second concept is intended to help them improve their business. From a regulatory standpoint, this will remain one space operated together under one certificate of occupancy and one Special Use Permit. This set up is necessary because they both utilize the same kitchen and restroom facilities. Staff recommends approval of the request subject to no conditions.

Staff is not including the typical condition regarding the use of terms or graphic depictions relating to the sale of alcoholic beverages because the City Council previously revised this Special Use Permit specifically to remove this requirement to allow them to use such terms, including “tequila.”

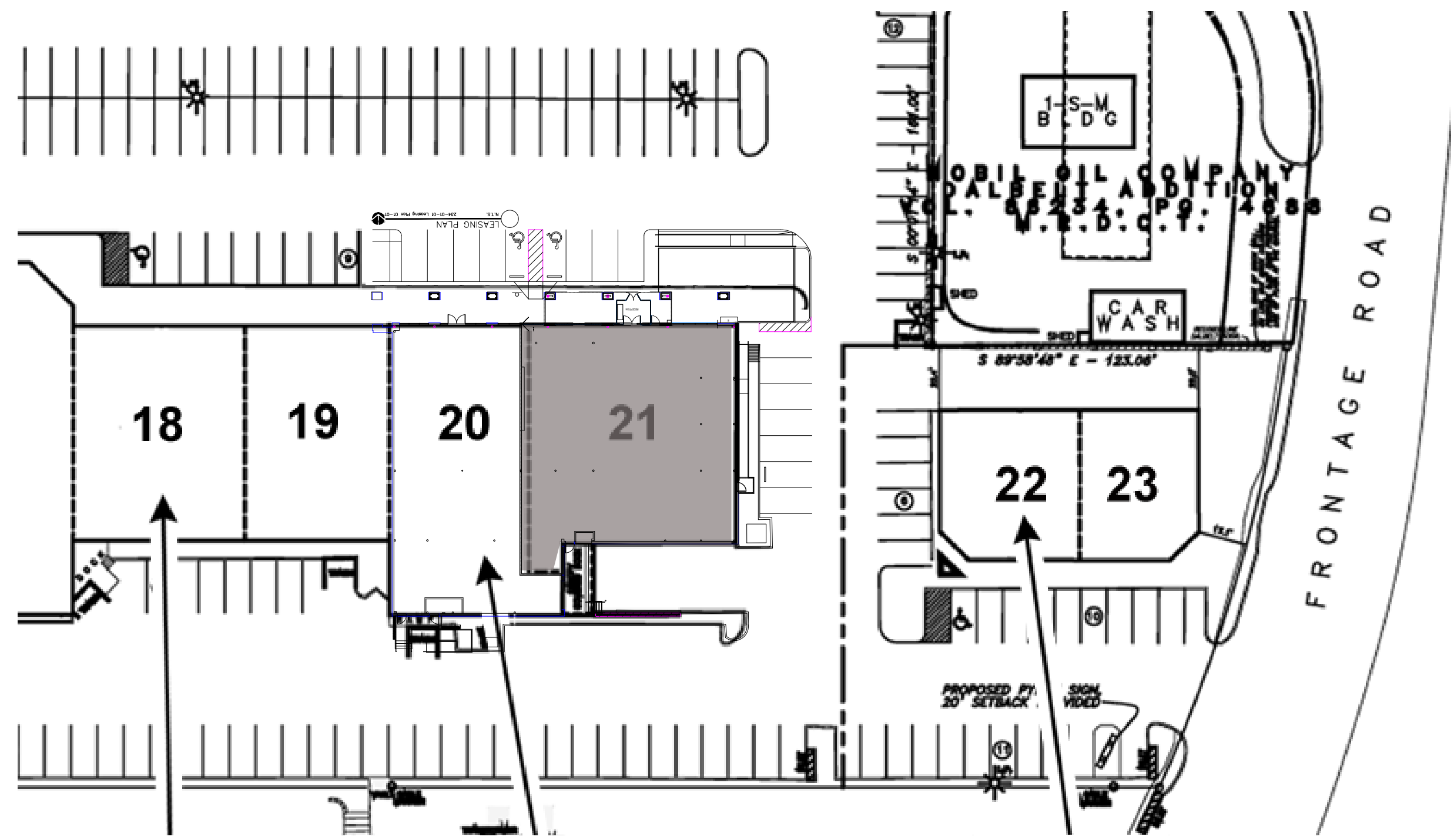
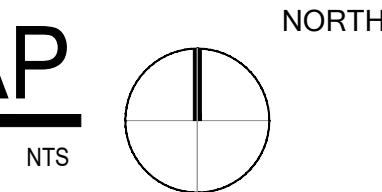


02

DEVELOPMENT PLAN



LOCATION MAP

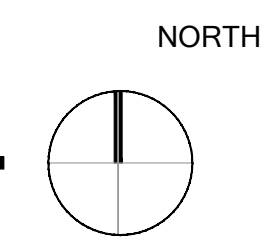


PARKING NUMBERS

509 total parking spaces for Addison Walk
 7201/160 = 45 parking spaces for Cinco Taco /67 Street Food

SITE PLAN

SCALE: 1" = 20'-0"



01

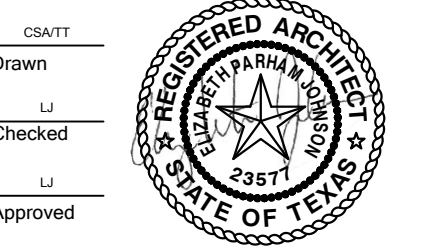
ACTION		
APPROVED	DENIED	
STAFF	Date	Initials
COUNCIL	Date	Initials
	Neighborhood #	

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

CINCO TACOS/ 67 STREET FOOD ADDISON WALK 5000 BELT LINE Rd #850 ADDISON, TEXAS PLANNING SUBMITTAL

△	05.21.2018	PLANNING SUBMITTAL
No.	Date	Item

REVISIONS	
CS/ATT	Drawn
LJ	Checked
LJ	Approved



SITE PLAN SUP

Project No.	
Date	05.21.2018
Last Revision	

A1.00

5,909 sqft - both concepts
5,109 sqft Cinco Tacos Cocina & Tequila

Seating: Inside : 114
Outside : 60

Total : 174



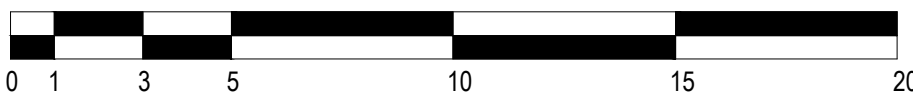
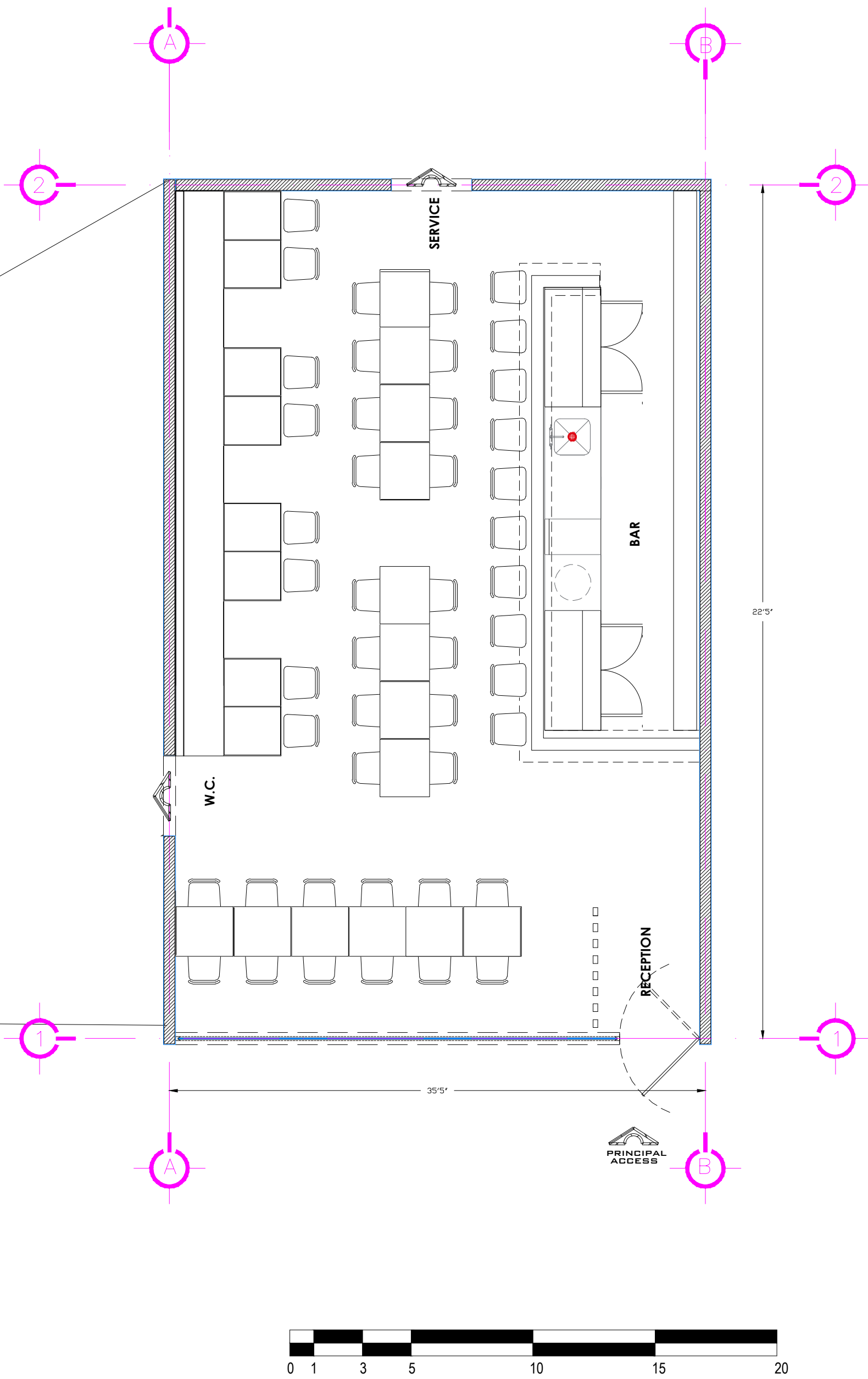
1,292 sqft patio

Total SUP: 7,201 sqft
Total Seating: 226

Note: Space to remain as one suite, under one operator.

67 Street Food

800 sqft
Seating: Inside: 52



Scale: 1/8" = 1'0"

01

NEW FLOOR PLAN

CINCO TACOS/ 67 STREET FOOD
ADDISON WALK
5000 BELT LINE Rd #850
ADDISON, TEXAS
PLANNING SUBMITTAL

05.21.2018	PLANNING SUBMITTAL
No.	Date
Item	

REVISIONS	
CSATT	Drawn
LJ	Checked
LJ	Approved

NEW FLOOR PLAN
SUP

Project No.
Date
Last Revision

A2.1

Addison Walk
Addison, TX

ACTION	
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





















Addison Walk
Addison, TX

ACTION	
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.

CINCO TACOS/ 67 STREET FOOD
ADDISON WALK
5000 BELT LINE Rd #850
ADDISON, TEXAS
PLANNING SUBMITTAL

		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
	05.21.2018	
No.	Date	PLANNING SUBMITTAL
		Item

REVISIONS

CSA/TT

Drawn

U

Checked

U

Approved



EXTERIOR ELEVATIONS
SUP

Project No.	
Date	05.21.2018
Last Revision	

A4.1



↑
New door

Scale: 1/8" = 1'0"



Selzer Associates
3/17/2010
Addison Walk Suite 800 Building Reduction

Note: Existing facade and materials to remain the same.