



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 18, 2019

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 21, 2019 Planning and Zoning Commission meeting.
2. AMENDING PLAT/QUORUM NORTH, BLOCK 3. Presentation, discussion and consideration of an amendment to an existing plat for one lot totaling 4.9798 acres located generally at 5015 Spectrum Drive.
3. **PUBLIC HEARING** Case 1801-Z/Holiday Inn. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4355 Beltway Drive, which property is currently zoned Planned Development (PD) through Ordinance O95-007, by amending the permitted uses to allow for the sale of alcoholic beverages for on-premises consumption only upon approval of a Special Use Permit, and by approving such Special Use Permit.

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

Date: Friday, June 14, 2019

Time: 5:00 pm

**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: 06/18/2019

Agenda Caption:

Discuss and take action regarding approval of the minutes of the May 21, 2019 Planning and Zoning Commission meeting.

Attachments

May 21, 2019 P&Z Minutes DRAFT

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

May 21, 2019
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

Absent: Commissioner Robert Catalani

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the April 16, 2019 Planning and Zoning Commission meeting.

Motion: Approval of the 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

Other: Commissioner Robert Catalani (ABSENT)

Passed

2. **PUBLIC HEARING** Case 1797-SUP/Zero Latency. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 510, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for commercial amusement.

Discussion:

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

Jason Wright with Zero Latency answered questions from the Commission regarding the flow and functionality of the space, parking demand, and details of the gaming experience.

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 request 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

Other: Commissioner Robert Catalani (ABSENT)

Passed

3. **PUBLIC HEARING** Case 1798-SUP/Stirr. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 540, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a two-story restaurant with the sale of alcoholic beverages for on-premises consumption only.

Discussion:

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

Maxwell Fisher representing Milkshake Concepts answered questions from the Commission regarding the business operation, purpose of the proposed DJ booth, the volume of the music on the second floor, build out time, and potential impacts of the exterior remodel on the surrounding businesses as well as pedestrians. The applicant stated that the proposed DJ booth is solely for the purpose of providing background music and that the space will be used as a restaurant so there will not be a dance floor.

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 request with the following condition:

- 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 Eileen Resnik

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

Other: Commissioner Robert Catalani (ABSENT)

Passed

4. **PUBLIC HEARING** Case 1795-Z/BGO Architects. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4595 Excel Parkway, which property is currently zoned Planned Development (PD) through Ordinance 595, as amended by Ordinance 004-043, by approving a new PD district.

Discussion:

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

Erik Earnshaw, CEO of BGO Architects answered questions from the Commission regarding business operation and company focus.

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 request as presented.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner John Meleky

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

Other: Commissioner Robert Catalani (ABSENT)

Passed

5. **PUBLIC HEARING** Case 1796-Z/3820 Belt Line Road. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3820 Belt Line Road, which property is currently zoned Planned Development (PD) through Ordinance 093-018, as amended by Ordinance O15-030, by approving a new PD district.

Discussion:

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

Commissioner Souers inquired whether staff had discussed the conditions of the case with the applicant. Charles Goff responded that the applicant is aware of these conditions but is respectfully requesting to consider the plans as submitted.

Mathias Haubert, with Bohler Engineering, answered questions from the Commission regarding relocation of the handicapped parking space, relocating the sidewalk and landscape buffer per the master transportation plan requirements, façade glazing requirement, two-story height requirement, site access, circulation and safety, and the costs associated with meeting the Belt Line district requirements. Additional information was provided with regard to the drive through uses, circulation, peak hours, vehicle queuing, and proposed noise mitigation.

Commissioner Dougan commented that the some of the community voiced concerns about the proposed drive through uses.

Chair Kathryn Wheeler inquired about the feasibility of adding glazing on the facades where the interior is utilized for back of house service. Charles Goff responded that there are several ways to address this requirement by exploring different locations and glazing transparency.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing:

There were three speakers. Two speakers spoke in opposition: Jane Lenz, residing at 3942 Asbury Lane, and Harsha Puttaswamy, residing at 3881

Asbury Lane. One speaker spoke on the item: Mary Reed, residing at 3778 Vitruvian Way.

Chair Kathryn Wheeler closed the public hearing.

Commissioner Resnik inquired whether staff had discussed bus stop improvements with the applicant. Charles Goff responded that the Belt Line 1.5 project calls for a number of enhancements along the corridor, inclusive of bus stops, however, those designs have not yet been finalized. The property was able to comply with the landscape requirements; therefore, staff was not able to request that the developer provide the bus stop improvements per the Belt Line 1.5 standards. Since the proposed plans did not comply with the master transportation plan and no changes were being proposed along Belt Line Rd, conversations about bus stop improvements did not take place. If the plans move forward as proposed by the applicant, without implementation of the Master Transportation Plan, the existing bus stop would remain in the same location, but no bus shelter would be provided.

Commissioner Dougan inquired about the Town providing sidewalk improvements along Commercial Drive. Charles Goff responded that at the moment there is nothing in the works to provide sidewalk improvements by the Town, but that is something that would be addressed at the time of that particular parcel's redevelopment.

The Commission had a discussion on the conditions of staff's recommendation.

Motion: Table the item until the Jun 18th, 2019 Planning and Zoning Commission meeting.

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

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

Other: Commissioner Robert Catalani (ABSENT)

Failed

Motion: Recommend approval of the request with the following conditions:

- The minimum lot size for this Planned Development shall be 2.034 acres.
- The east and west facades of the standalone restaurant building shall be revised to meet the 30% glazing requirement of the Belt Line District
- The site plan and landscape plan shall be amended to comply with the Belt Line District and Master Transportation Plan requirements to include a 14-foot sidewalk directly in front of the front building façades, an 18-foot row of parking, a 24-foot drive aisle, another 18-foot row of parking, then a 4-foot landscape buffer, and an 8-foot sidewalk protected by a 8-foot parkway buffer from Belt Line Road.
- The parking space encroaching into the pedestrian walkway between the two buildings shall be relocated.
- The wood screen fence between the stand-alone restaurant drive through and the private drive facing the townhomes shall be increased to 8 feet in height.

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

Other: Commissioner Robert Catalani (ABSENT)

Passed

6. **PUBLIC HEARING** Case 1799-SUP/Smoothie King. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3820 Belt Line Road, which property is currently zoned Planned Development (PD) through Ordinance 093-018, as amended by Ordinance O15-030, by approving a restaurant with a drive-through.

Discussion:

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

Commissioner Resnik requested that the 8-foot fence be added as a condition to this item based on the previous item conditions.

Commissioner Dougan inquired about the proximity of the adjacent residential neighborhood. Charles Goff clarified that this property is approximately 120 feet from the Asbury Circle neighborhood, if measured

property line to property line.

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 request with the following conditions:

- Any drive-up or drive through speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible from the residential properties in the Asbury Circle neighborhood.
- The east and west facades of the standalone restaurant building shall be revised to meet the 30% glazing requirement of the Belt Line District.
- The wood screen fence between the stand-alone restaurant drive through and the private drive facing the townhomes shall be increased to 8 feet in height.

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

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

Other: Commissioner Robert Catalani (ABSENT)

Passed

7. **PUBLIC HEARING** Case 1800-SUP/Dunkin Donuts. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3820 Belt Line Road, which property is currently zoned Planned Development (PD) through Ordinance O93-018, as amended by Ordinance O15-030, by approving a restaurant with a drive-through.

Discussion:

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

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 request with the following condition:

- Any drive-up or drive through speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible from the residential properties in the Asbury Circle neighborhood.

Moved by Commissioner John Meleky, Seconded by Commissioner Eileen Resnik

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

Other: Commissioner Robert Catalani (ABSENT)

Passed

8. **PUBLIC HEARING** Case 1794-Z/Prestonwood Place. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a new Planned Development (PD) district.

Discussion:

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

Commissioner Souers inquired as to whether staff's condition for the improved pedestrian path through the parking lot was calculated in the 10% landscape coverage. Charles Goff responded that this would be an addition to the proposed 10% landscape coverage.

Commissioner Meleky inquired about the height of the officer/retail building. Charles Goff responded that the building is two full stories with higher than usual ceiling heights, make the building over the required Local Retail district maximum height of 29 feet. The proposed Planned Development (PD) district would allow the current height of the building. Bringing it into conformance with zoning.

Sandy Spurgin, with Northwood Retail, answered question from the Commission regarding the cost and feasibility of the proposed pedestrian path improvements, proposed landscaping improvement throughout the site, impacts on the existing tenants, bus stop and shelter improvements, the proposed Nichiha product, the consistency of design and color schemes throughout the center, driveway closures, developer experience in the area, timeframe for project completion,

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing: There was one speaker on this item, Jack Shisler, residing at 14917 Oaks North Drive.

Chair Kathryn Wheeler closed the public hearing.

The Commission had a discussion regarding staff's condition for improvements to the pedestrian connection across the parking lot.

Motion: Recommend approval of the request with the following condition:

- The proposed east to west pedestrian connection across the parking lot should be improved to provide an 8-foot wide sidewalk.

Moved by Vice Chair Linda Groce, Seconded by Commissioner Jerry Dougan

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

Other: Commissioner Robert Catalani (ABSENT)

Passed

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

Planning & Zoning Commission

Meeting Date: 06/18/2019

Agenda Caption:

AMENDING PLAT/QUORUM NORTH, BLOCK 3. Presentation, discussion and consideration of an amendment to an existing plat for one lot totaling 4.9798 acres located generally at 5015 Spectrum Drive.

Attachments

AMENDING PLAT Quorum North Block 3 Staff Report
Plat Document

AMENDING PLAT/QUORUM NORTH, BLOCK 3

AMENDING PLAT/QUORUM NORTH, BLOCK 3. Presentation, discussion and consideration of an amendment to an existing plat for one lot totaling 4.9798 acres located generally at 5015 Spectrum Drive

LOCATION MAP





June 14, 2019

STAFF REPORT

RE: AMENDING PLAT/Quorum North, Block 3

LOCATION: One Lot totaling 4.9798 acres located generally at 5015 Spectrum Drive

REQUEST: Approval of an amendment to an existing plat

APPLICANT: Kimley-Horn and Associates, represented by Mr. Ryan Safford.

DISCUSSION:

Background. The purpose of this plat is to record the amendments to the existing plat associated with the AMLI multi-family development at 5015 Spectrum Drive, by adding pedestrian and landscape easements along eastern and northern portions of the property, and moving the water easement to match as-built conditions in the field along the eastern portion of the property.

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

RECOMMENDATION:

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

Planning & Zoning Commission

Meeting Date: 06/18/2019

Agenda Caption:

PUBLIC HEARING Case 1801-Z/Holiday Inn. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4355 Beltway Drive, which property is currently zoned Planned Development (PD) through Ordinance O95-007, by amending the permitted uses to allow for the sale of alcoholic beverages for on-premises consumption only upon approval of a Special Use Permit, and by approving such Special Use Permit.

Attachments

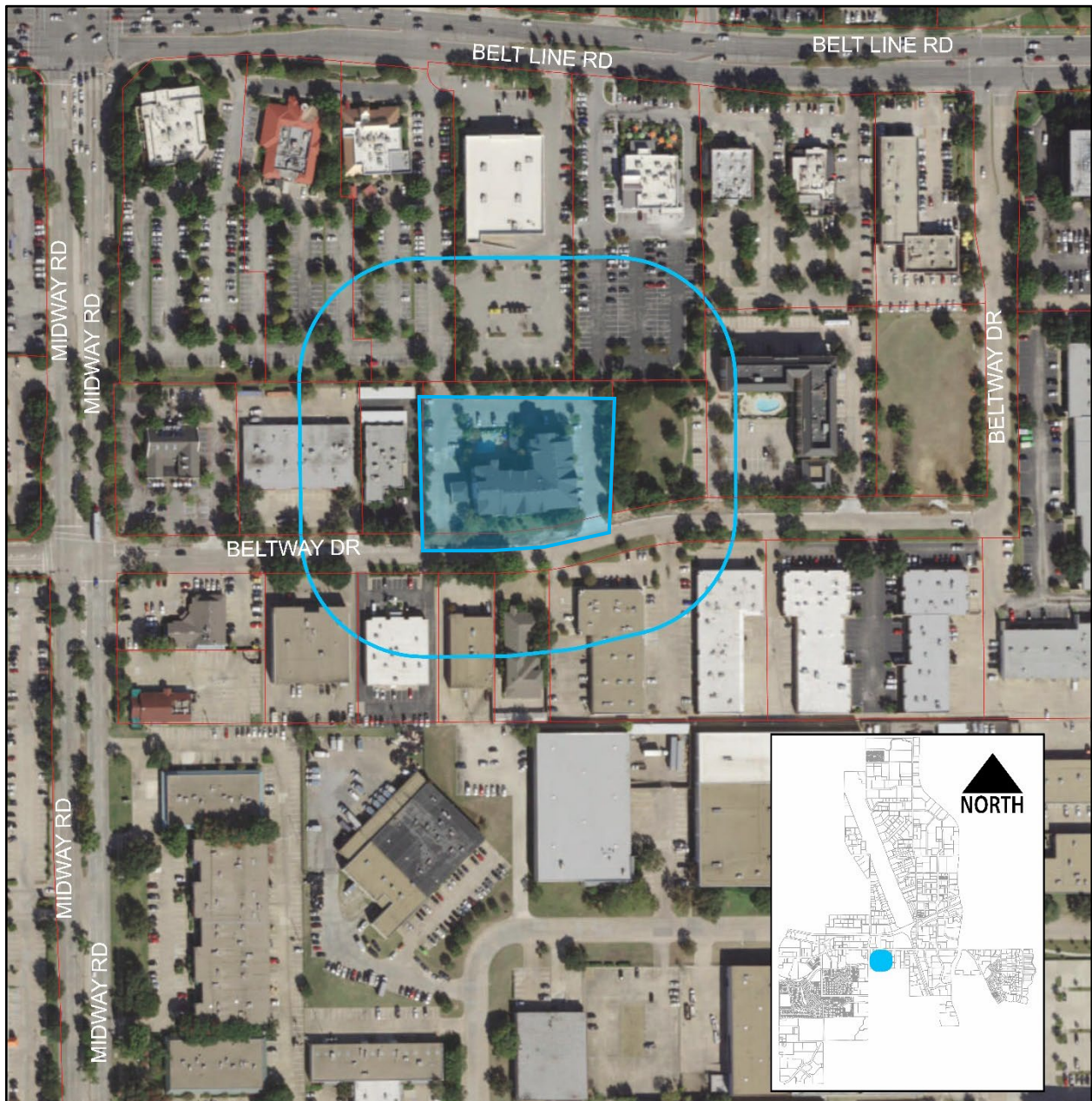
1801-Z P&Z Packet

1801-Z Plans

1801-Z

PUBLIC HEARING Case 1801-Z/Holiday Inn. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4355 Beltway Drive, which property is currently zoned Planned Development (PD) through Ordinance O95-007, by amending the permitted uses to allow for the sale of alcoholic beverages for on-premises consumption only upon approval of a Special Use Permit, and by approving such Special Use Permit.

LOCATION MAP





June 14, 2019

STAFF REPORT

RE: Case 1801-Z/Holiday Inn

LOCATION: 4355 Beltway Drive

REQUEST: Approval of an amendment to the existing Planned Development District zoning to allow for the sale of alcoholic beverages for on-premises consumption only with approval of a Special Use Permit, and for approval of such Special Use Permit, in order to permit Holiday Inn to sell alcoholic beverages to their customers for on-premises consumption only, within the hotel's dining area

APPLICANT: Michael Stubbs, Mayse & Associates

DISCUSSION:

Background: The 1.671-acre property located at 4355 Beltway Drive has been operating as a hotel since 1995, through Ordinance O95-007. Currently operating under the Holiday Inn brand, the hotel underwent extensive renovations in the last two years, transitioning the hotel from a Holiday Inn Express & Suites to Holiday Inn & Suites, which included the expansion of the kitchen, dining area, and creation of a bar area.

At the time of the renovation, the intent was to utilize the bar area for non-alcoholic beverages, however, the Holiday Inn brand standards require all Holiday Inn & Suites to provide alcohol service. Ordinance O95-007 provides for a hotel use, but not alcohol sale. In order to allow alcohol sales on premises, the permitted uses of Ordinance O95-007 have to be amended and a Special Use Permit obtained. Therefore, in order to maintain operations under the Holiday Inn brand, the applicant is requesting to amend the existing ordinance and to approve a Special Use Permit to allow the sale of alcohol beverages for on premises consumption only, within the newly renovated dining area.

The site was developed in 1995 and was required to abide by the zoning requirements in place at that time. The current landscaping regulations were approved in 2008, meaning that this site, as it is today, is exempted from these regulations. However, they become applicable at such time a property is rezoned, including an application for a Special Use Permit.

Proposed Plan: The applicant is requesting approval of an amendment to the permitted uses in existing Ordinance O95-007 to allow for the sale of alcoholic beverages for on-premises consumption only with approval of a Special Use Permit, and approval of such Special Use Permit to allow alcohol service within a total of 1,690 square feet. The Special Use permit area is inclusive of the of dining, bar, and kitchen, located on the ground floor of the hotel, just off the lobby and entrance area. The space will seat a total of 48 people, 40 seats in the dining area and eight seats at the bar.

Parking: Hotels are required to be parked at a ratio of 1 parking space per room. The hotel has 100 rooms and provides 102 parking spaces on site. Since the dining area is meant for guests only and will not be advertised for the use of the general public, no additional parking is required.

Landscaping: The proposed Landscape Plan has been reviewed by the Parks Department to ensure compliance with the Town's Landscape Ordinance. The applicant will be removing some of the hedges along the northern property line, where parking lot access is provided to the adjacent property, in order to comply with visibility triangle regulations. The applicant will also plant additional shrubs along the west, north, and east property lines in order to comply with parking lot screening and replace dead/missing shrubs and groundcover throughout the property.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

In 2015, the Town amended the definition of a hotel by requiring certain amenities for hotels including 5,000 square feet of meeting space. This was intended to encourage more full-service concepts. By doing so, this property was made non-conforming because, while it has two meeting rooms, it does not provide enough meeting space to meet the revised requirements. The hotel has made significant efforts to upgrade and renovate the property to provide higher quality accommodations under the Holiday Inn & Suites brand. In order to be able to maintain the brand, the hotel is required to provide alcohol service to its customers for on premises consumption. Staff believes the changes that have been made move the property closer to the intent of the revised definition.

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.

A black and white photograph of a multi-story brick hotel building. A large, curved, light-colored awning covers the entrance area. To the left of the entrance, there is a large white storage container on a trailer. The hotel's name, "Holiday Inn Express", is visible on a light-colored section of the upper facade, along with the brand's logo. The building has many windows, some with white frames. The sky is overcast.

[illegible]

LODGING HOST HOTEL CORP
CONTACT: PATRICK HILCHEY DIRECTOR
OF OPERATIONS
PO BOX 8931
LONGVIEW, TX 75607
PHONE: 903.643.9171 X211
EMAIL: PATRICKH@LODGINGHOST.COM

MAYSE & ASSOCIATES
CONTACT: RONALD K. SMITH AIA, P.E.
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PHONE: 972.386.0338
EMAIL: RSMITH@MAYSEASSOCIATES.COM

STUDIO GREEN SPOT
CONTACT: CHRIS TRONZANO RLA
1784 W. MCDERMOTT DR. SUITE 110
ALLEN, TX 75013
469.369.4448
EMAIL: CHRIS@STUDIOGREENSPOT.COM

EXISTING BUILDING CURRENTLY IN OPERATION.
RECEIVED CERTIFICATE OF OCCUPANCY AT
ORIGINAL OPENING.

LOT 5
BELTWAY OFFICE PARK 3-R
VOL. 97213, PG. 2290
72,808 SQ.FT. OR 1.671 AC.

INITIAL SUBMITTAL FOR A SPECIAL USE PERMIT FOR A LIQUOR LICENSE IN THE CITY OF ADDISON FOR EXISTING HOTEL AT 4355 BELTWAY DRIVE ADDISON, TX 75001

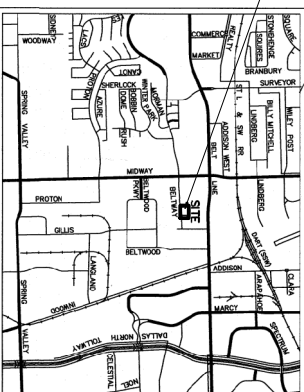
THESE PLANS CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

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

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

4355 BELTWAY
DRIVE ADDISON,
TX 75001

SITE LOCATION



4355 BELTWAY DRIVE
ADDISON, TEXAS
75001



44401 Quorum Dr. Suite 800
 Dallas, Texas 75246
 Phone (972) 356-0116 Fax (972) 356-0070
www.bjpscholar.com



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Engineer : _____

**HOLIDAY INN
BY IHG**
4355 BELTWAY DRIVE
ADDISON, TEXAS 75001



LODGING HOST HOTEL
CORP AS AGENT FOR
SMD HOSPITALITY LLC

Revisions:
05.10.2019 INITIAL SUBMITTAL
TO CITY OF ADDISON FOR SUP
APPLICATION
06.10.2019 FINAL SUBMITTAL
TO CITY OF ADDISON FOR SUP
APPLICATION

1	 No
2	

data
06/10/2019
job no.

TOWN PROJECT NUMBER
1801-SUP

부

5

OWNER
LODGING HOST HOTEL CORP
CONTACT: PATRICK HILCHEY DIRECTOR
OF OPERATIONS
PO BOX 8931
LONGVIEW, TX 75607
PHONE: 903.643.9171 X211
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ARCHITECT
MAYSE & ASSOCIATES
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PHONE: 972.386.0338
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LANDSCAPE ARCHITECT
STUDIO GREEN SPOT
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EMAIL: CHRIS@STUDIOGREENSPOT.COM

GENERAL NOTES

1. EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND TELEPHONE, SHALL BE SHOWN ON THE PLANS. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION.
2. EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. EXISTING UTILITIES SHALL BE RELOCATED OR DELETED AS SHOWN ON THE PLANS.
4. EXISTING UTILITIES SHALL BE RELOCATED OR DELETED AS SHOWN ON THE PLANS.
5. EXISTING UTILITIES SHALL BE RELOCATED OR DELETED AS SHOWN ON THE PLANS.

LOT 5
BELTWAY OFFICE PARK 3-R
VOL. 97213, PG. 2290
72,808 SQ.FT. OR 1.671 AC.
INITIAL SUBMITTAL FOR A SPECIAL USE
ZONING VARIATION TO THE CITY OF ADDISON, TEXAS
4355 BELTWAY DRIVE, ADDISON, TX 75001

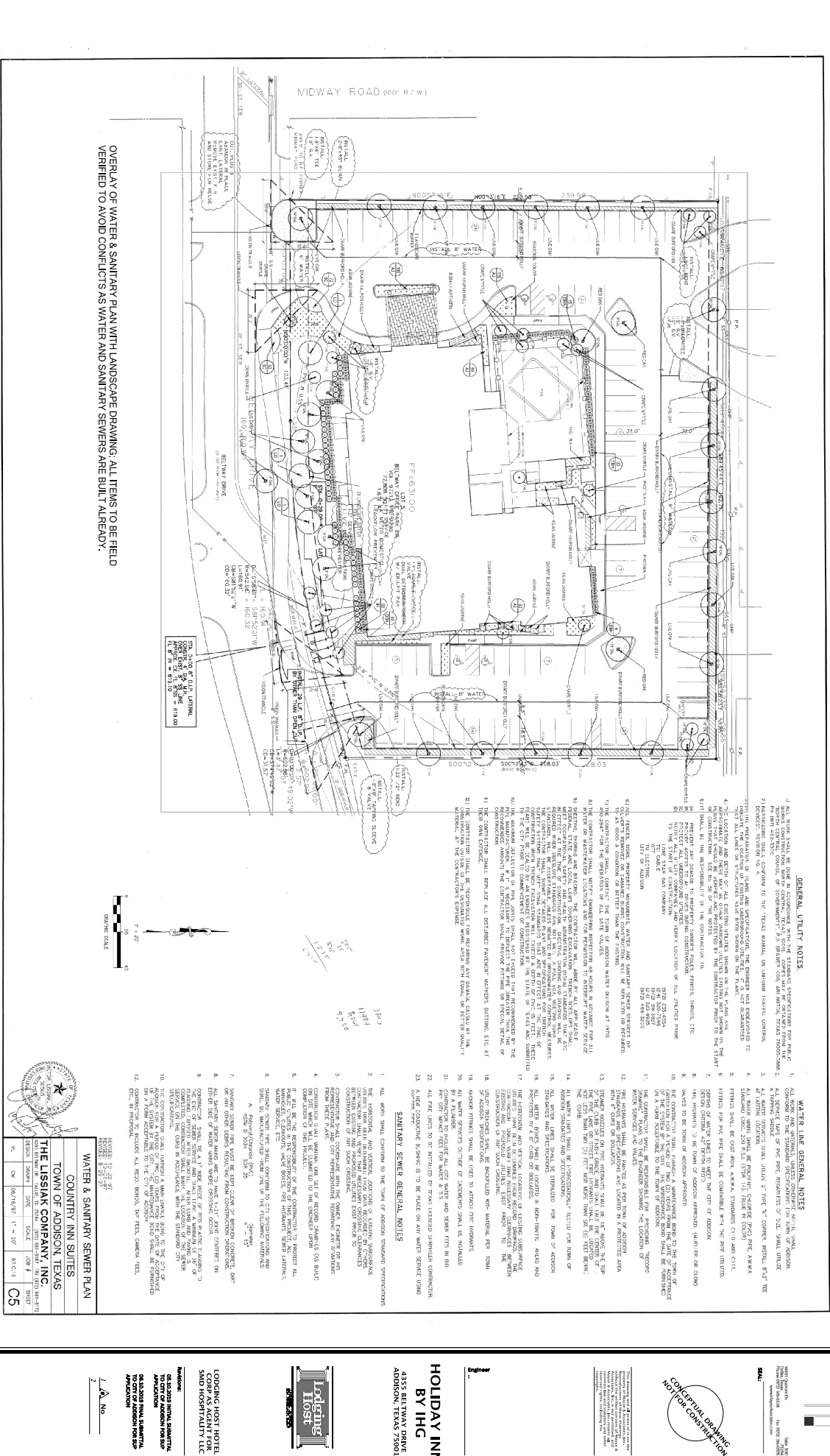
THESE PLANS COMPLY WITH THE CITY OF ADDISON, TEXAS, STANDARDS FOR THE DESIGN AND CONSTRUCTION OF SEWER SYSTEMS AND WASTEWATER TREATMENT PLANTS. THESE PLANS SHALL BE SUBMITTED TO THE CITY OF ADDISON, TEXAS, FOR REVIEW AND APPROVAL.

APPROVED
DATE: 06/10/2019
BY: [Signature]
TITLE: [Title]
FIRM: [Firm Name]

OWNER
LODGING HOST HOTEL CORP
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1784 W. MCDELMOTT DR. SUITE 110
ALLEN, TX 75013
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EMAIL: CHRIS@STUDIOGREENSPOT.COM



C5.A

LOGGING HOST
BY THE
HOLIDAY INN
4355 BELTWAY DRIVE
ADDISON, TEXAS 75001

[illegible]

	6 SEATS
SEA	40 SEATS
	48 SEATS

STUDIO GREEN SPOT
CONTACT: CHRIS TRONZANO R/LA
1784 W. MCDERMOTT DR. SUITE 110
ALLEN, TX 75013
469.369.4448
EMAIL: CHRIS@STUDIOGREENSPOT.COM

INITIAL SUBMITTAL FOR A SPECIAL USE PERMIT FOR A LIQUOR LICENSE IN THE CITY OF ADDISON FOR EXISTING HOTEL AT 4355 BELTWAY DRIVE ADDISON, TX 75001

ACTION

APPROVED DENIED

STAFF _____ **Date** _____ **Initial** _____

COUNCIL _____

[illegible]

MAISE & ASSOCIATES, INC.
Architects • Planners • Construction Management



14000 Osgood Dr. Ste. 800
Dallas, Texas 75244
Phone 972-346-6600 Fax 972-346-0278
www.maiseassociates.com

SAL:

**CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION**

**HOLIDAY INN
BY IHG**



LODGING HOST HOTEL
CORP AS AGENT FOR
SMD HOSPITALITY LLC

05.10.2019 INITIAL SUBMITTAL
TO CITY OF ADDISON FOR SUP
APPLICATION

$$\frac{1}{2} \triangle \text{No}$$

06/10/2019

18003 SUP
TOWN PROJECT NUMBER
1801-SUP
sheet title
1ST FLOOR PLAN
sheet no.

A1.1

1 ENLARGED 1ST FLOOR - SEATING AREA

SEATING	
BAR	8 SEATS
DINING AREA	40 SEATS
OVERALL	48 SEATS

LODGING HOST HOTEL CORP

CONTACT: PATRICK HILCHEY DIRECTOR
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PHONE: 903.643.9171 X211
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MAYSE & ASSOCIATES

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ALLEN, TX 75013
469.369.4448
EMAIL: CHRIS@STUDIOGREENSPOT.COM

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

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

FLOOR PLAN REMARKS		GENERAL NOTES
1	WASH SINK	1. CEMENT BULKING AND FINISHES TO MATCH EXISTING.
2	TYPE 1 HOOKS	2. NO EXISTING CHANGES TO EXISTING.
3	OVEN	3. NO EXISTING CHANGES TO EXISTING.
4	OVEN	4. CHANGES TO EXISTING. BULKING UP TO 1" ABOVE EXISTING.
5	REFRIGERATOR	5. REPAIR FOR EXISTING BULKING.
6	POT WARE	
7	CUPBOLD	
8	FRYER	
9	WALLS	
10	FRIDGE HOLDER	
11	REFRIG	
12	REFRIG SINK	
13	SINK	
14	100% WETTING SINK	
15	WALL	
16	WASH SINK	
17	WALL	
18	WALL	
19	WALL	
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100	WALL	

CONCEPTUAL DRAWING
NOT FOR CONSTRUCTION


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 Architects • Planning • Construction Management

**HOLIDAY INN
BY IHG**



Revisions:

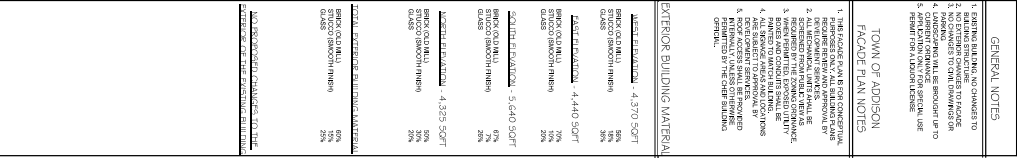
05.10.2015 INITIAL SUBMITTAL TO CITY OF ADDISON FOR SUP APPLICATION	
06.10.2015 FINAL SUBMITTAL TO CITY OF ADDISON FOR SUP APPLICATION	

1  No


2 _____

data
06/10/2019

A1.1A



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Engineer :



Revisions:

05.10.2019 INITIAL SUBMITTAL
TO CITY OF ADDISON FOR SUP
APPLICATION

06.10.2019 FINAL SUBMITTAL
TO CITY OF ADDISON FOR SUP
APPLICATION

1  No

2

date
06/10/2019

TOWN PROJECT NUMBER
1801-SUP

A3.0