



## PLANNING AND ZONING COMMISSION AGENDA

TUESDAY, JUNE 16, 2020  
6:00 p.m.

ADDISON TOWN HALL  
5300 BELT LINE ROAD, DALLAS, TX 75254\*

\*Notice is hereby given that the Addison Planning and Zoning Commission, using electronic medium, will conduct its meeting on Tuesday, June 16, 2020. No meeting will be conducted at Town Hall. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. Email comments may also be submitted to [cgoft@addisontx.gov](mailto:cgoft@addisontx.gov) by 3:00 pm the day of the meeting. Members of the public are entitled to participate remotely via Toll-Free Dial-in Number: 877.853.5247; Meeting ID: 409.327.0683#, Participant ID: #. For more detailed instructions on how to participate in this meeting visit our Agenda Page. The meeting will be live streamed on Addison's website at [www.addisontexas.net](http://www.addisontexas.net).

### Pledge of Allegiance

1. Discuss and take action regarding the minutes of the February 18, 2020 Planning and Zoning Commission Meeting.
2. **PUBLIC HEARING** Case 1802-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Article XIX. UC Urban Center District Regulations by revising Section 2.C. Conditional Uses. to add overnight pet boarding.
3. **PUBLIC HEARING** Case 1803-SUP/Pappy's Pet Lodge. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15530 Quorum Drive, which property is currently zoned Urban Center, UC, by approving a Special Use Permit for overnight pet boarding.

4. **PUBLIC HEARING** Case 1813-SUP/Duck Donuts. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3765 Belt Line Rd, which property is currently zoned PD, Planned Development, through Ordinance O92-037, by approving a Special Use Permit for a new restaurant.
5. **PUBLIC HEARING** Case 1814-SUP/Mendocino Farms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 105, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

### 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 G. Parker, City Secretary

Date: Wednesday, June 10, 2020

Time: by 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:** 06/16/2020

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### **Agenda Caption:**

Discuss and take action regarding the minutes of the February 18, 2020 Planning and Zoning Commission Meeting.

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### **Attachments**

February 18, 2020 P&Z Minutes

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

February 18, 2020  
6:00 P.M. - Council Chambers  
Addison Town Hall, 5300 Belt Line Road

Present: Vice Chair Eileen Resnik; Commissioner Robert Catalani;  
Commissioner Nancy Craig; Commissioner Chris DeFrancisco;  
Commissioner John Meleky; Commissioner Tom Souers

Absent: Chair Kathryn Wheeler

### Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the January 21, 2020 Planning and Zoning Commission meeting.

Vice Chair Eileen Resnik presented a correction on page 1 where she nominated Chair Kathryn Wheeler, but she was not Vice Chair at the time, and a correction on page 3, where Remington's was misspelled.

Motion: Approval of the minutes as corrected.

Moved by Commissioner Chris DeFrancisco, Seconded by Commissioner Robert Catalani

AYE: Vice Chair Eileen Resnik, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner Chris DeFrancisco,  
Commissioner John Meleky, Commissioner Tom Souers

Other: Chair Kathryn Wheeler (ABSENT)

Passed



2. **PUBLIC HEARING** Case 1811-SUP/Cinnaholic. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 532, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a new restaurant.

Discussion:

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

Vice Chair Eileen Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Vice Chair Eileen Resnik closed the public hearing.

Motion: Recommend approval of the request without conditions.

Moved by Commissioner Robert Catalani, Seconded by Commissioner John Meleky

AYE: Vice Chair Eileen Resnik, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner John Meleky, Commissioner Tom Souers

Other: Chair Kathryn Wheeler (ABSENT)

Passed

3. **PUBLIC HEARING** Case 1807-Z/Village on the Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 31-acre property located at 5100 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O12-001, by amending the development plans for a new office building with ground floor retail.

Discussion:

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

Commissioner Catalani inquired about after hours enforcement of the new valet parking requirements. Charles Goff responded that Staff will respond as complaints arise and monitor the property accordingly.

Commissioner DeFrancisco inquired about streetscape improvements along Montfort Drive and Dallas Parkway. Charles Goff responded that while Staff encouraged improvements to be made there are significant

financial challenges associated with existing conditions on this property and given the limited scope of this request the applicant felt it was not feasible to achieve such improvements at this time. However, part of Staff's recommendation is removal of parking spaces along the southern most drive on Dallas Parkway which will allow the applicant to at least bring that portion of the streetscape closer into compliance.

Commissioner Souers inquired whether the exemptions to the Master Transportation Plan and Landscape Regulations were similar to those allowed at Prestonwood Place. Charles Goff responded that the landscape exemptions are fairly similar, but with regard to streetscape improvements, the Prestonwood Place property was able to be brought closer into compliance for the majority of Montfort Drive.

Commissioner Souers and Vice Chair Eileen Resnik asked questions related to the closure of the driveways at the southern end of the property.

Commissioner Souers inquired about the deficit of parking spaces adjacent to the proposed standalone office/retail building. Charles Goff responded that looking within the boundary of the proposed scope of work there are 120 parking spaces provided, based on the parking requirement for this center, one parking space per 250 square feet, they are required to provide 146 parking spaces, resulting in a deficit of 26 parking spaces.

Applicant Taylor Alvey, with Vestar, presented the proposal and answered questions from the Commission regarding valet service hours of operation, valet stand locations, valet specific parking space limitations, education of valet features, restaurant conversations about proposed valet changes, property owner concerns regarding closing the southeastern most drive and losing parking spaces along the southwestern most drive, circulation throughout the property, and marketing and leasing efforts for the new building.

Vice Chair Eileen Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Vice Chair Eileen Resnik closed the public hearing.

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

- If valet services are provided, the property owner shall require the use of "park & stroll" or similar concepts that allow customers to drop off and pick up their car from any valet stand on the property.
- If valet services are provided, then the property owner shall require the use of technology to allow customers to request their vehicle prior to

arriving at the valet stand.

- The applicant shall make the southernmost driveway on the east as a right out only and the southernmost driveway on the west as a right in only and install additional landscaping.
- The applicant shall remove seven parking spaces within the visibility triangle south of the driveway to Dallas Parkway adjacent to Suite 600.

Moved by Commissioner Tom Souers, Seconded by Commissioner John Meleky

AYE: Vice Chair Eileen Resnik, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner Chris DeFrancisco,  
Commissioner John Meleky, Commissioner Tom Souers

Other: Chair Kathryn Wheeler (ABSENT)

Passed

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

## Planning & Zoning Commission

Meeting Date: 06/16/2020

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### Agenda Caption:

**PUBLIC HEARING** Case 1802-Z/Town of Addison. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Article XIX. UC Urban Center District Regulations by revising Section 2.C. Conditional Uses. to add overnight pet boarding.

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### Attachments

1802-Z P&Z Packet

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June 9, 2020

## STAFF REPORT

RE: 1802-Z/Town of Addison

LOCATION: N/A – This is a text amendment to the zoning code

REQUEST: Approval of an ordinance amending Article XIX. UC Urban Center District Regulations by revising Section 2.C. Conditional Uses.

APPLICANT: Town of Addison, represented by Charles Goff, Director of Development Services

## DISCUSSION:

Background: The Urban Center District was originally adopted in 1995 and has primarily been used for the Addison Circle neighborhood and surrounding parcels.

Pappy's Pet Lodge, a long term tenant of the Addison Circle area, has expressed interest in offering overnight pet boarding at their existing pet daycare and grooming facility. Currently, the UC district allows for pet related uses but does not provide for pet boarding.

Current Request: Pet Boarding is generally allowed through a Special Use Permit (SUP) within certain districts. Given the requirement for additional review for suitability on case by case bases, Staff revised the current Conditional Uses under Article XIX. UC Urban Center District Regulations, Section 2.C. to add item 9. Overnight Pet Boarding.

RECOMMENDATION: **APPROVAL**

## Planning & Zoning Commission

Meeting Date: 06/16/2020

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### Agenda Caption:

**PUBLIC HEARING** Case 1803-SUP/Pappy's Pet Lodge. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15530 Quorum Drive, which property is currently zoned Urban Center, UC, by approving a Special Use Permit for overnight pet boarding.

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### Attachments

1803-SUP P&Z Packet

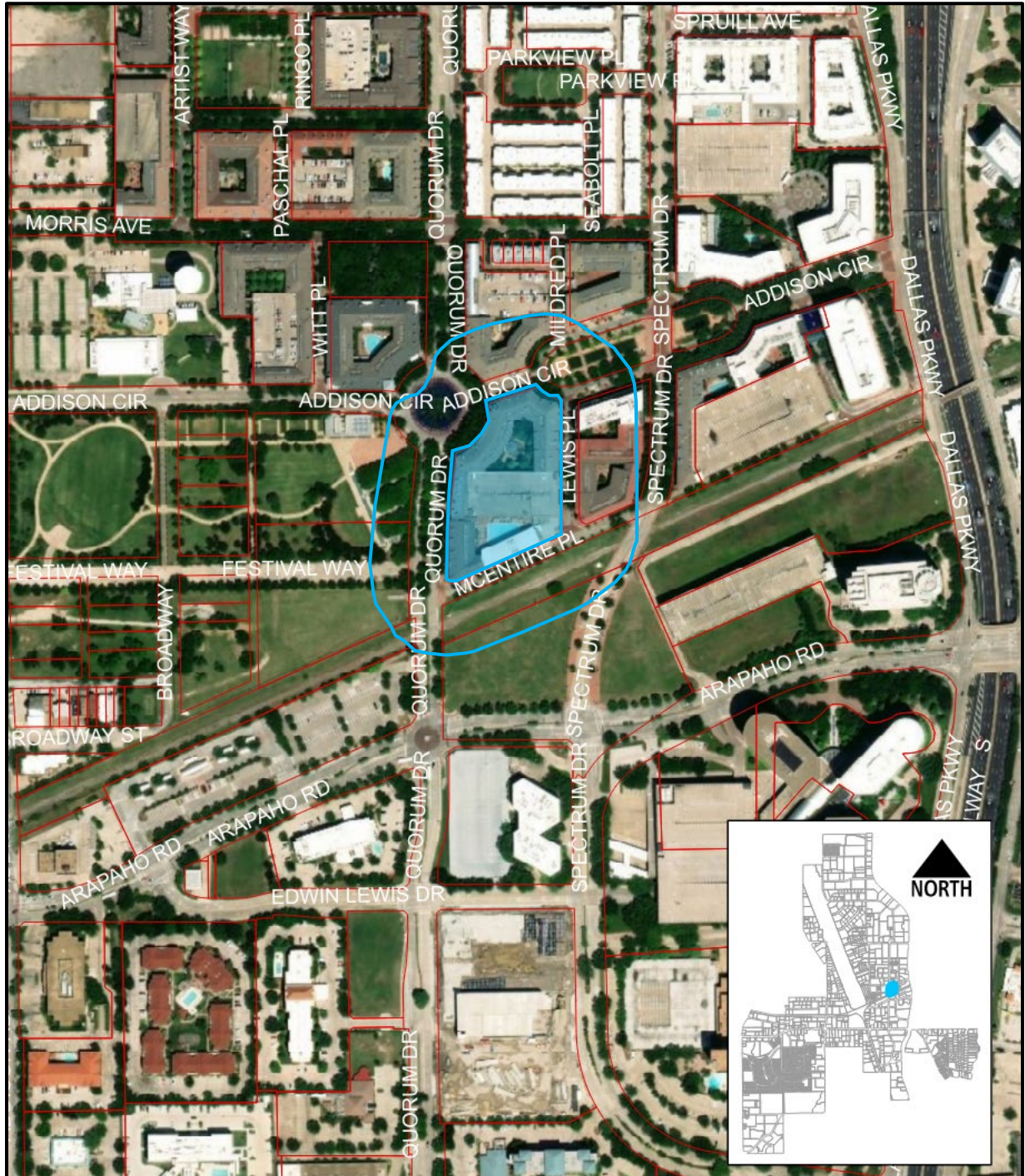
1803-SUP Plans

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# 1803-SUP

**PUBLIC HEARING** Case 1803-SUP/Pappy's Pet Lodge. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15530 Quorum Drive, which property is currently zoned Urban Center, UC, by approving a Special Use Permit for overnight pet boarding.

## LOCATION MAP







June 9, 2020

## STAFF REPORT

RE: 1803-SUP/Pappy's Pet Lodge

LOCATION: 15530 Quorum Drive

REQUEST: Approval of a Special Use Permit for overnight pet boarding to allow overnight pet boarding within an existing pet day care and grooming establishment

APPLICANT: Bill Kinder, Pappy's Pet Lodge

DISCUSSION:

Background: This address is for a ground floor pet day care and grooming space of the mixed-use building located on the southeast side of Addison Circle, between Blueprints at Addison Circle and McEntire Place. This property is zoned UC, Urban Center. This space has been occupied by Pappy's Pet Lodge since March 2014. At this time, the applicant would like to add overnight pet boarding to their operations which triggers the requirement for a Special Use Permit (SUP).

Proposed Plan: The existing pet daycare and grooming facility is 3,115 square feet, inclusive of a 640 square-foot outdoor patio area. The existing floor plan will not change. The only proposed change to the space is the addition of six double stacked kennels in the existing dog daycare room. The space also has soundproof insulation already in place so as to not disturb the residents above.

Parking: Addison Circle is zoned as an Urban Center District, which requires a parking ratio of 1 space per 250 square feet for retail. This space is required to have 13 parking spaces, which are provided in the public parking spaces in the garage.

Exterior Facades: The tenant will not be making any changes to the existing façade.

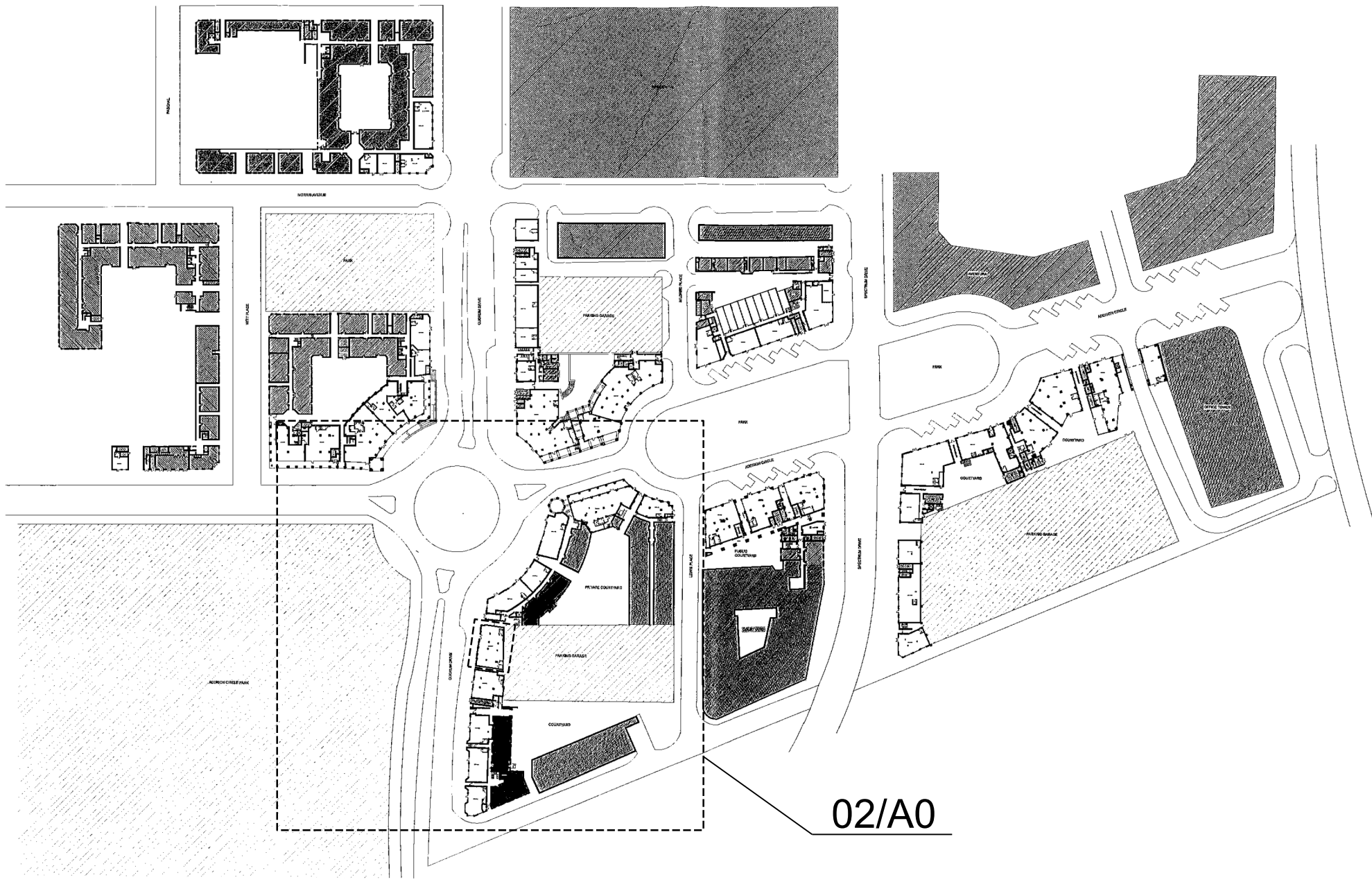
Landscaping: The landscaping around this site is in compliance with the ordinance.

## RECOMMENDATION: **APPROVAL**

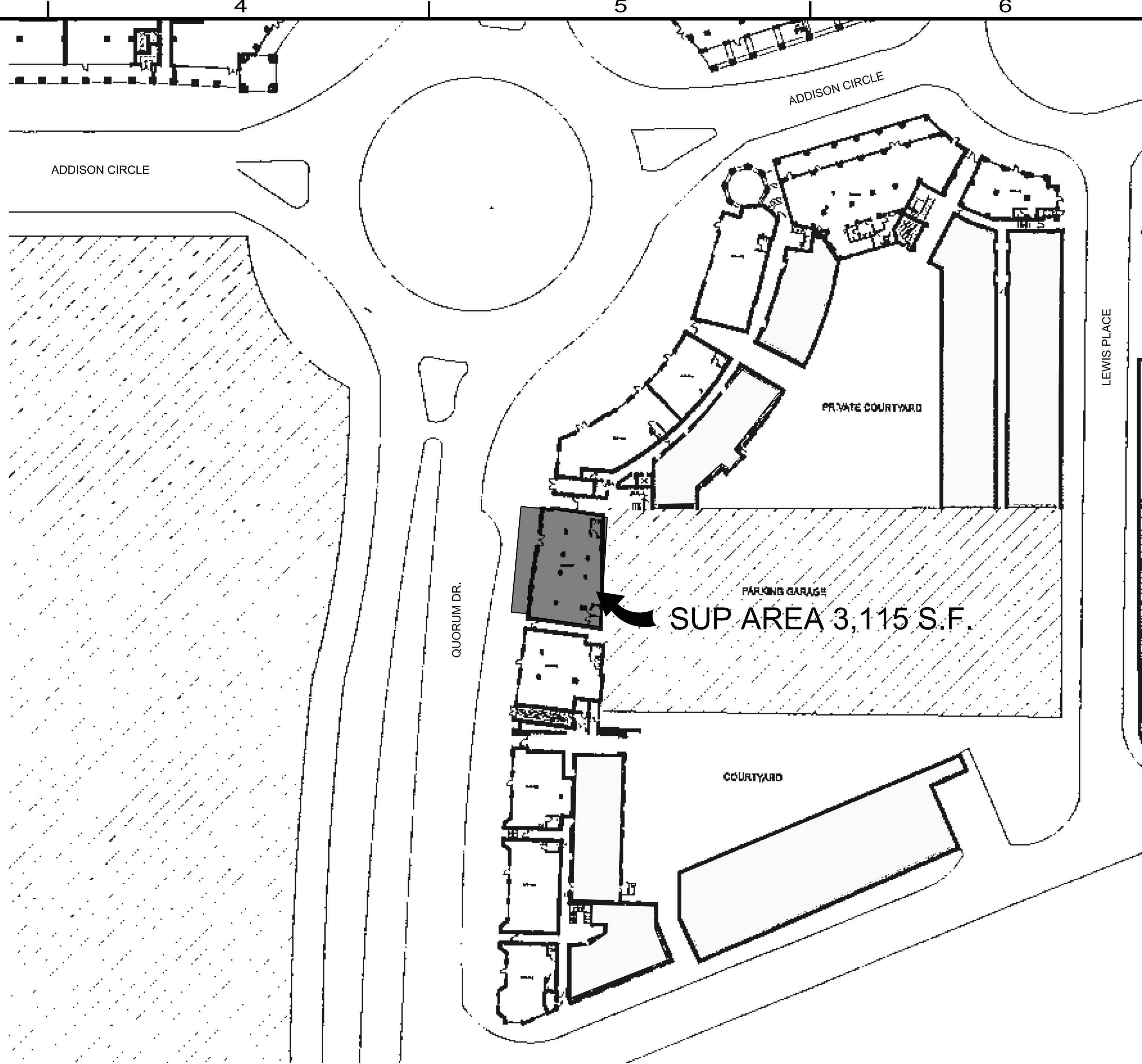
Pappy's Pet Lodge has several locations throughout the metroplex, all of which offer overnight pet boarding. This facility has been in Addison Circle for a long time and in order to maintain their success and meet demand of the surrounding residents, the addition of overnight pet boarding is critical to their operation. Staff checked with MAA who report that there have been no noise complaints regarding this use since it opened.

Staff recommends approval of the request without conditions.





01 Development Plan  
no scale



02 Site Plan  
1"=40'  
0' 40' 60' 80' 120'

TOWN OF ADDISON SITE PLAN NOTES

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

CONTACTS

OWNER:  
MAA  
5040 ADDISON CIRCLE, SUITE 200  
ADDISON, TX 75001  
PH. 972 851 3298

TENANT:  
PAPPY'S PET LODGE GROUP, LLC  
2862 DAFFODIL DRIVE  
RICHARDSON, TX 75082  
PH. 972 235 5759  
CONTACT: WILLIAM KINDER  
WKINDER@ATT.NET

ARCHITECT:  
PLACESMADE ARCHITECTURE, PLLC  
2840 KELLER SPRINGS ROAD, SUITE 503  
CARROLLTON, TX 75006  
PH. 214 868 7074 FAX 214 550 2725  
CONTACT: PHILLIP MORSE  
PMORSE@PLACESMADEREAL.COM

ADDISON CIRCLE PHASE 2  
LOT 1, BLOCK A

EXISTING ZONING: UC  
TOTAL LOT AREA: 2,754  
TOTAL BUILDING SIZE:  
SUP AREA: 3,115 S.F.  
PROJECT NUMBER: 1803-SUP  
OCCUPANCY TYPE: B-BUSINESS  
SPRINKER SYSTEM: EXISTING

PARKING TABLE:

PARKING REQUIRED: 13 SPACES  
PARKING PROVIDED ON SITE: 495 SPACES

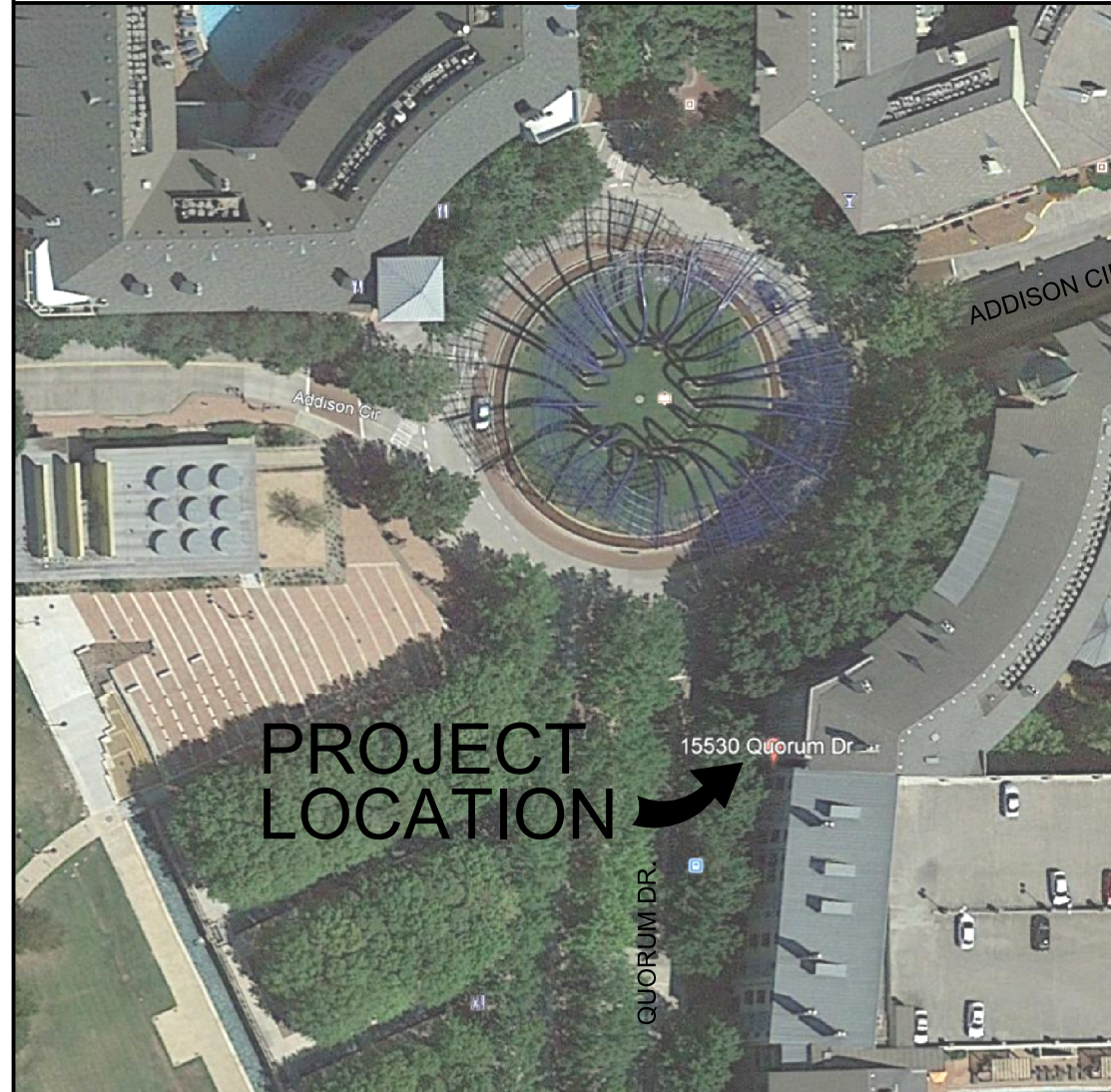
VICINITY MAP



Addison, Texas

Not To Scale

PROJECT LOCATION MAP



Addison, Texas

Not To Scale

Phillip Morse, Architect  
PlacesMade architecture  
2840 Keller Springs Road, Suite 503  
Carrollton, Texas 75006  
www.placesmaderreal.com  
Ph. 214 868 7074

places **made** architecture  
"made up places made real"



If the adjacent seal block does not contain the architect's seal, signature, and date, then this document is incomplete and may not be used for regulatory approval, permit, or construction.

PlacesMade architecture  
Phillip Morse, TX Reg No. 17037  
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Architects in TX. PO Box 12037, Austin, TX 78711-2337. Ph. 512-305-9000. www.tbae.org

15530 Quorum Dr.  
Addison, TX 75001

SUP for:  
**PAPPY'S PET LODGE**

Project No.	20014
Date	MAY 2020
Revisions	
No.	Date
1	1803-SUP 06-05-2020

scale verification  
0 1"

Sheet

A0

Cover Sheet



A

B

C

D

E

F

FACADE PLAN NOTES

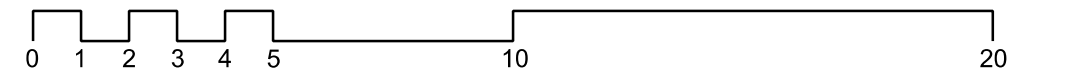
1. THIS FACADE PLAN FOR CONCEPTUAL PURPOSE ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPEMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY ZONING SERVICES.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT APPROVAL BY DEVELOPEMENT SERVICES.
4. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

OCCUPANCY CALCULATIONS

DESCRIPTION	USE	FACTOR	SQ. FT.	LOAD
1. BATHING / GROOMING	BUSINESS	100	517	5
2. BREAK / LAUNDRY ROOM	BUSINESS	100	306	3
3. RECEPTION / CHECK-IN	BUSINESS	100	197	2
4. HALLWAY	UNOCCUPIED	0	195	0
5. TOILET ROOM	UNOCCUPIED	0	60	0
6. CLOSETS	UNOCCUPIED	0	74	0
7. LARGE DOG DAYCARE	WAREHOUSE	300	631	2
8. DOG DAYCARE	WAREHOUSE	300	398	1
10. EXTERIOR WALLS		0	97	0
11. PATIO		0	640	0
			3115	13

01 Existing Floor Plan

1/4"=1'-0"



FACADE PLAN NOTES

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CONTACTS

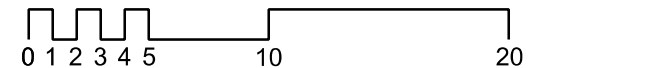
OWNER:  
MAA  
5040 ADDISON CIRCLE, SUITE 200  
ADDISON, TX 75001  
PH. 972 851 3298

TENANT:  
PAPPY'S PET LODGE GROUP, LLC  
2662 DAFFODIL DRIVE  
RICHARDSON, TX 75082  
PH. 972 235 5759  
CONTACT: WILLIAM KINDER  
WKINDER@ATT.NET

ARCHITECT:  
PLACESMADE ARCHITECTURE, PLLC  
2840 KELLER SPRINGS ROAD, SUITE 503  
CARROLLTON, TX 75006  
PH. 214 868 7074 FAX 214 550 2725  
CONTACT: PHILLIP MORSE  
PMORSE@PLACESMADEAREAL.COM

02 Existing West Elevation

1/8"=1'-0"



Phillip Morse, Architect  
PlacesMade architecture  
2840 Keller Springs Road, Suite 503  
Carrollton, Texas 75006  
www.placesmadereal.com  
Ph. 214 868 7074

places **made** architecture  
"made up places made real"



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15530 Quorum Dr.  
Addison, TX 75001

PAPPY'S  
PET LODGE

SUP for:

Project No.	20014
Date	MAY 2020
Revisions	
No.	Date
1	1803-SUP 06-05-2020
2	1803-SUP 06-08-2020
3	
4	
5	
6	
7	
8	
9	
10	
scale verification	1"
Sheet	

A1

Floor Plan  
and Elevations

## Planning & Zoning Commission

Meeting Date: 06/16/2020

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### Agenda Caption:

**PUBLIC HEARING** Case 1813-SUP/Duck Donuts. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3765 Belt Line Rd, which property is currently zoned PD, Planned Development, through Ordinance O92-037, by approving a Special Use Permit for a new restaurant.

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### Attachments

1813-SUP P&Z Packet

1813-SUP Plans

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# 1813-SUP

**PUBLIC HEARING** Case 1813-SUP/Duck Donuts. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3765 Belt Line Rd, which property is currently zoned PD, Planned Development, through Ordinance O92-037, by approving a Special Use Permit for a new restaurant.

## LOCATION MAP





June 9, 2020

## STAFF REPORT

RE: 1813-SUP/Duck Donuts

LOCATION: 3765 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant to permit a new restaurant with a patio.

APPLICANT: Randi LaFerney, Duck Donuts

DISCUSSION:

Background: This address is for a space located within the Addison Plaza shopping center on the northeast side of Belt Line Road and Marsh Lane. This property is zoned PD, Planned Development, through Ordinance O92-037.

This space was previously occupied as a retail use, most recently by Papa Murphy's Pizza. Duck Donuts, has been operating as a takeout only retailer since they opened in 2019. They now would like to add tables and chairs to allow customers to consume food on the premises. This reclassifies their use from retail to restaurant and requires a Special Use Permit (SUP).

Originating in Duck, North Carolina, Duck Donuts is a fast growing, family friendly, donut chain offering a wide variety and eclectic flavor combinations of made to order cake donuts.

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant only, without alcohol service. The floor plan shows 1,590 square feet, inclusive of a 72 square-foot outdoor patio area. The floor plan shows a large kitchen, prep area, and service counter with a dining area seating 15 and patio seating four.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 100 square feet for restaurant uses. This space is required to have 16 parking spaces. There are currently 139 parking spaces provided on site, with a total of 134 parking spaces required based on current tenants and uses.

Exterior Facades. The tenant will not be making any changes to the existing façade.

Landscaping: The Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. Staff has reviewed the Landscape Ordinance requirements and is proposing that in cases such as this, where the SUP area is less than 25% of the total shopping center, should not be required to bring the entire site into compliance. While the landscape Ordinance strives to bring the Town's properties closer into compliance, it becomes a burdensome requirement when an entire property is faced with the requirement even if only a small portion is proposed for a Special Use Permit amendment. Based

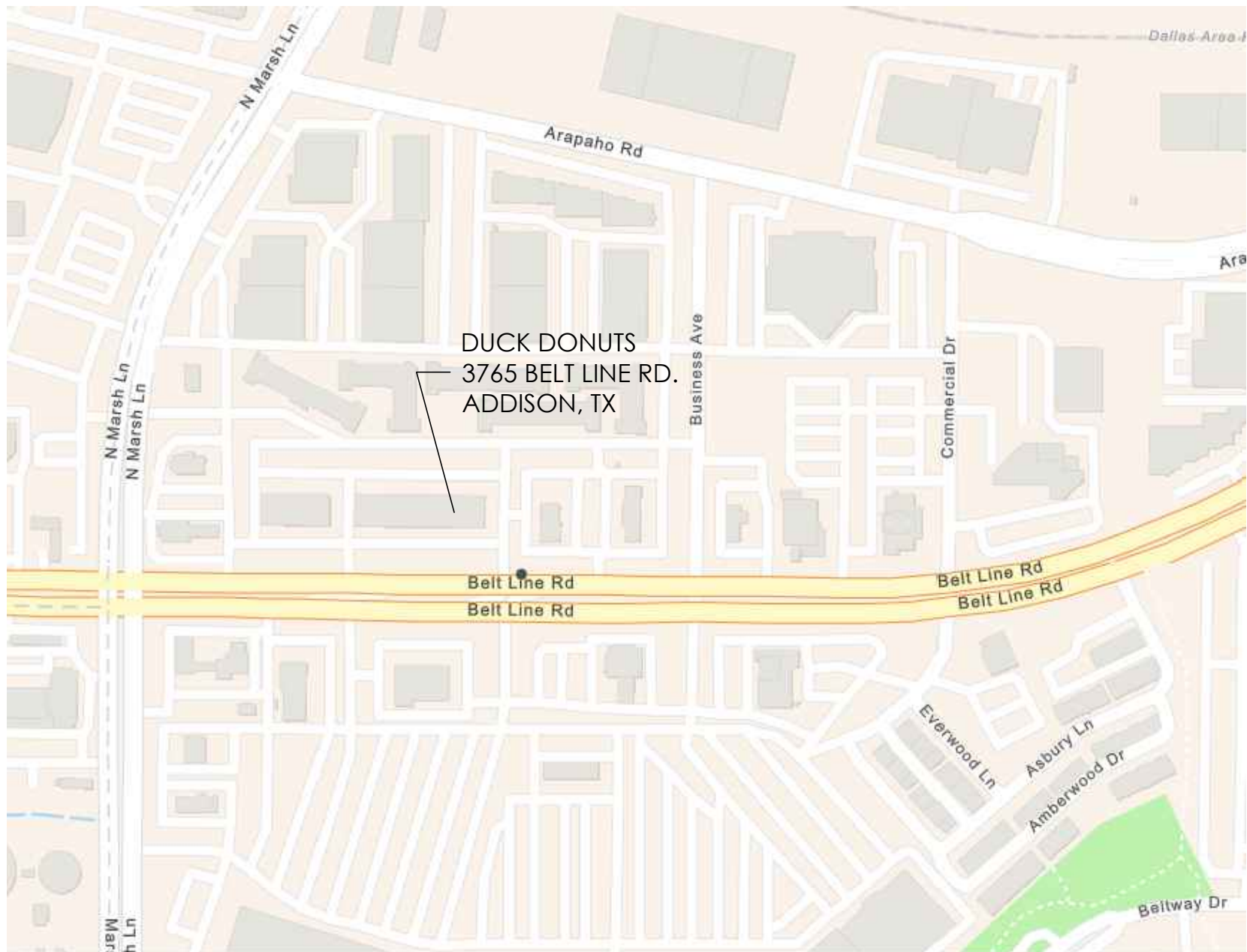
on the size of Duck Donut's SUP area, as compared to the entire shopping center, Staff believes that the Landscape Requirement should be waived at this time.

**RECOMMENDATION: APPROVAL**

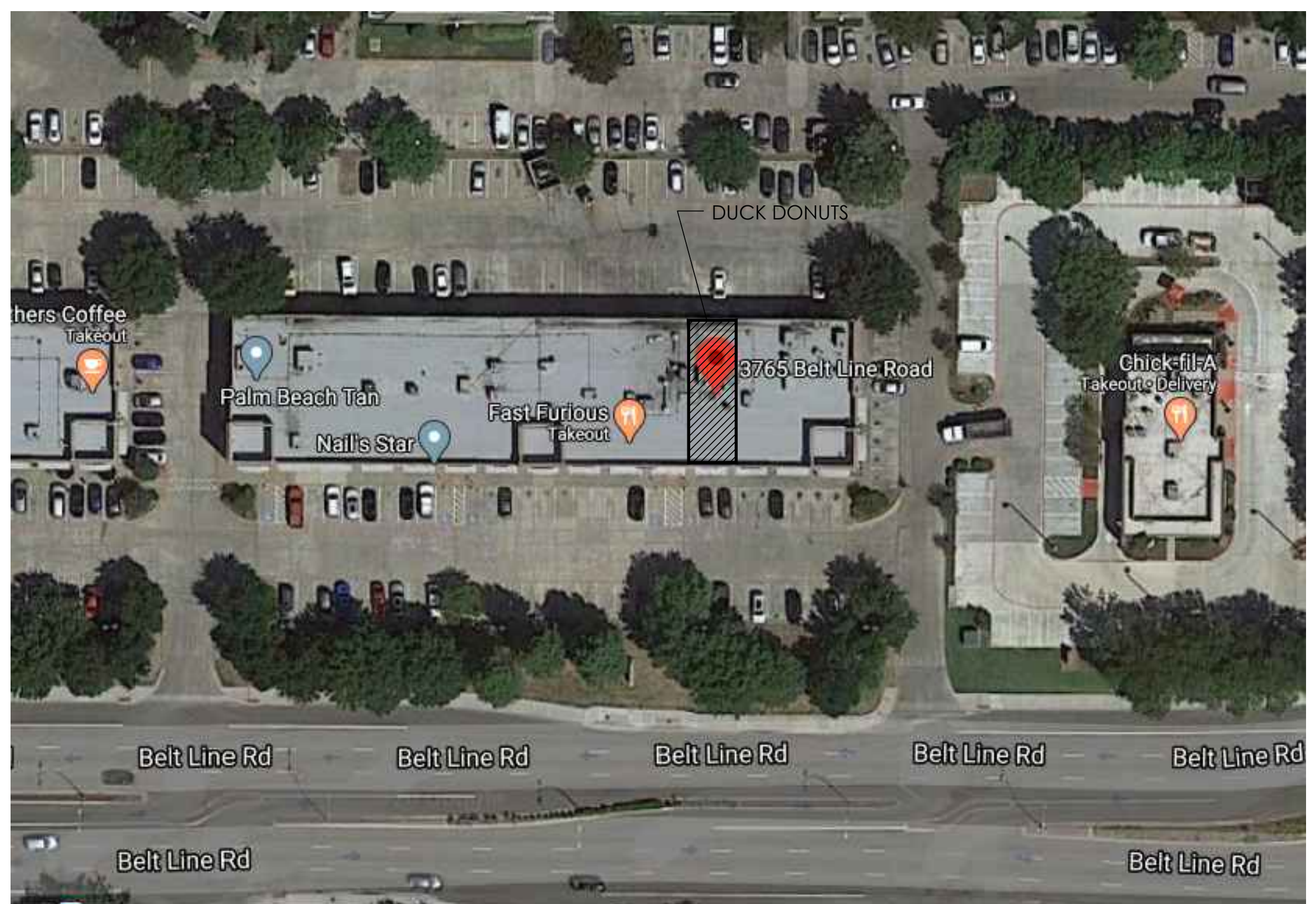
Duck Donuts has been operating at this location since July 2019 and has had multiple customer complaints about not having any tables and chairs for an option to eat on premises. Adding seating to this establishment does not significantly impact the parking requirement and provides the tenant with better opportunity for a successful operation.

Because the concept will not provide alcohol service, Staff recommends approval without conditions.

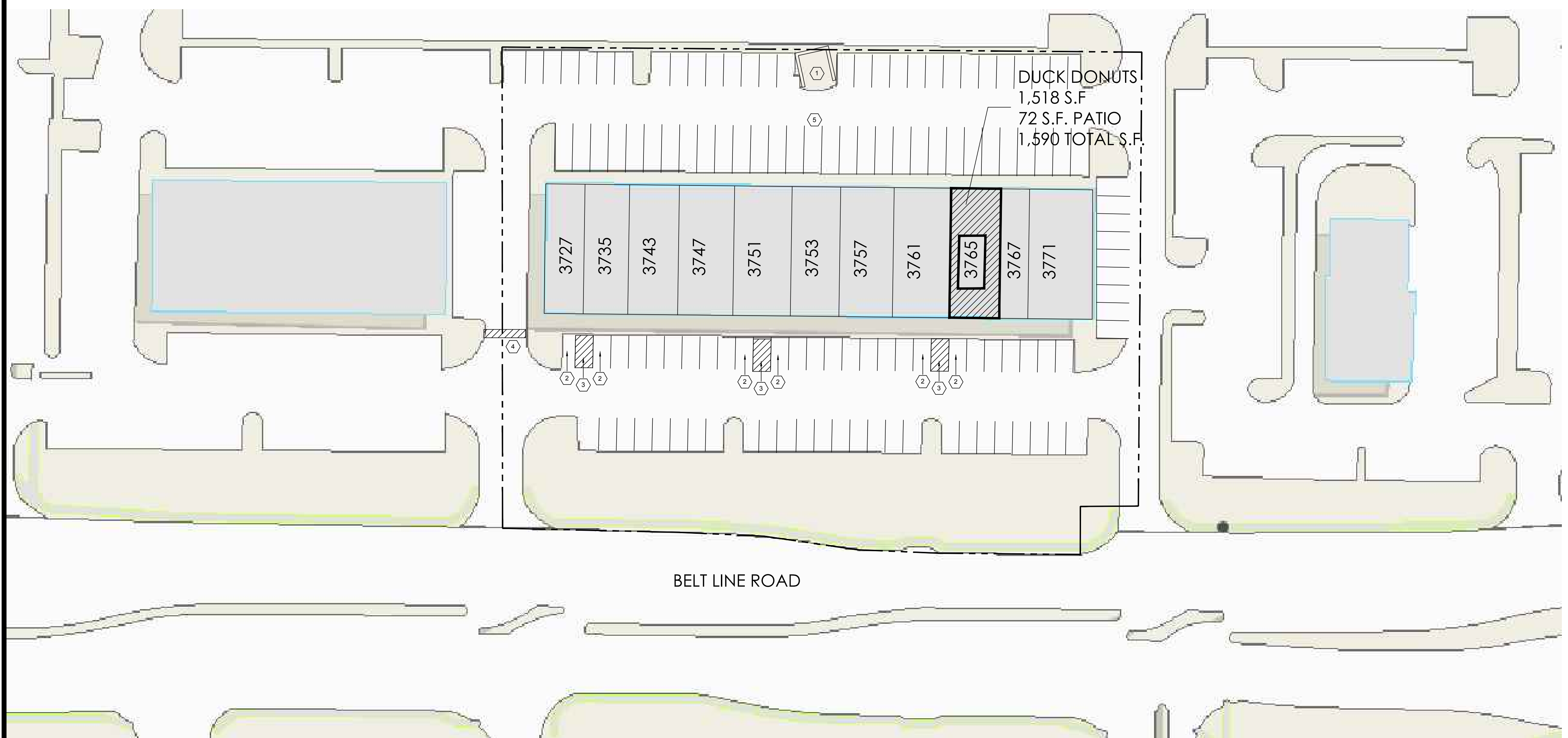




3 AREA MAP  
SCALE: 0 50 100 200 400  
SCALE BAR 1:2000  
NORTH



1 VICINITY MAP  
SCALE: 0 10 50 100  
SCALE BAR 1:500  
NORTH



2 SITE PLAN  
SCALE: 0 8' 16' 32' 64'  
SCALE: 1/32"=1'-0"  
NORTH

## PROJECT TEAM

ARCHITECT  
INTERPLAN, LLC  
ARCHITECT OF RECORD:  
RICHARD PASZKIET  
ONE SOUTH 280 SUMMIT AVE.  
SUITE D  
OAKBROOK TERRACE, IL. 60181  
CONTACT: TOM NUTLEY  
TEL. 630.932.2336  
EMAIL: tnutley@interplanllc.com

TENANT  
DUCK DONUTS ADDISON, LLC  
6469 SHOAL CREEK CIRCLE  
BRADENTON, FL 34202  
CONTACT: GEORGE WIDUNAS  
TEL. 941.737.4443  
EMAIL: gw@duckdonuts.com

LANDLORD  
REMINGTON ADDISON PLAZA, LLC  
8901 GOVERNORS ROW  
DALLAS, TX. 75247  
CONTACT: STANLEY GRAFF  
TEL. 214.951.7434

## PROJECT INFORMATION

LOCATION  
ADDISON PLAZA  
3765 BELT LINE ROAD  
ADDISON, TX. 75001

TOWN PROJECT NUMBER  
1813-SUP

### PROJECT INFORMATION

ZONING:  
PROPOSED USE:  
LOT AREA:  
BUILDING AREA:  
BUILDING HEIGHT:

EXISTING PD - PLANNED DEVELOPMENT DISTRICT  
SUP FOR RESTAURANT WITHOUT ALCOHOL SERVICE  
EXISTING LOT 4, 89,627 SQUARE FEET  
EXISTING 21,030 SQUARE FEET  
EXISTING (1) STORY, 23'-0" +/-

NOTE: "HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS"

### PARKING REQUIREMENTS

SUITE	TENANT NAME	SQ. FT.	PARKING USE	PARKING RATIO
3727	PALM BEACH TAN	3,000	RETAIL (15)	1/200 S.F.
3735	BELTLINE DENTAL	2,300	RETAIL (12)	1/200 S.F.
3743	NAIL STAR	1,400	RETAIL (7)	1/200 S.F.
3747	HI ENERGY WEIGHT LOSS	1,400	RETAIL (7)	1/200 S.F.
3751	SUBWAY	1,400	RESTAURANT (14)	1/100 S.F.
3753	KNOCKOUT HAIRCUTS	1,400	RETAIL (7)	1/200 S.F.
3757	H&R BLOCK	1,750	RETAIL (9)	1/200 S.F.
3761	FAST FURIOUS	2,800	RESTAURANT (28)	1/100 S.F.
3765	DUCK DONUTS*	1,590	RESTAURANT (16)	1/100 S.F.
3767	VERIZON	1,290	RETAIL (7)	1/200 S.F.
3771	CHIPOTLE	2,700	RESTAURANT (27)	1/100 S.F.

TOTAL REQUIRED PARKING: 134 SPACES  
TOTAL PROVIDED PARKING: 139 SPACES (INCLUDING 6 ADA SPACES)

\*DUCK DONUTS SQ. FT. IS 1,518 INTERIOR PLUS 72 S.F. FOR THE OUTSIDE PATIO = 1,590 S.F.

### 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 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.

### KEY NOTES

- EXISTING TRASH ENCLOSURE, 8'-0" HIGH CONSTRUCTED OF BRICK MATCH THE MAIN BUILDING w/ WHITE METAL GATES.
- EXISTING HANDICAP ACCESSIBLE PARKING STALL, TYPICAL OF TEXAS ACCESSIBILITY STANDARDS. MIN. 96" WIDE WITH ACCESSIBLE PARKING SIGNAGE.
- EXISTING 60" WIDE AISLE w/ ACCESSIBLE CURB RAMP
- EXISTING 36" WIDE STRIPED CROSSWALK
- EXISTING OFF-STREET LOADING

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE
SEE THE STAFF APPROVED LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT	

**INTERPLAN**  
ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
PROJECT MANAGEMENT  
F-3219

ONE SOUTH 280 SUMMIT AVE  
SUITE D  
OAKBROOK TERRACE, IL 60181  
PH 630.932.2336  
FX 630.932.2339

SEAL:

THIS DOCUMENT IS NOT  
FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION.  
ARCHITECT: RICHARD PASZKIET  
DATE: 5/27/2020

5/27/2020 SUP REVIEW  
6/11/2020 SUP REVIEW  
NO DATE REMARKS  
REVISIONS

DUCK  
DONUTS  
ADDISON PLAZA  
3765 BELT LINE ROAD  
ADDISON, TX.

PROJECT NO: 2020.0416  
DATE: 5.11.2020

SP-1  
SITE PLAN

CHECKED: JS DRAWN: TN

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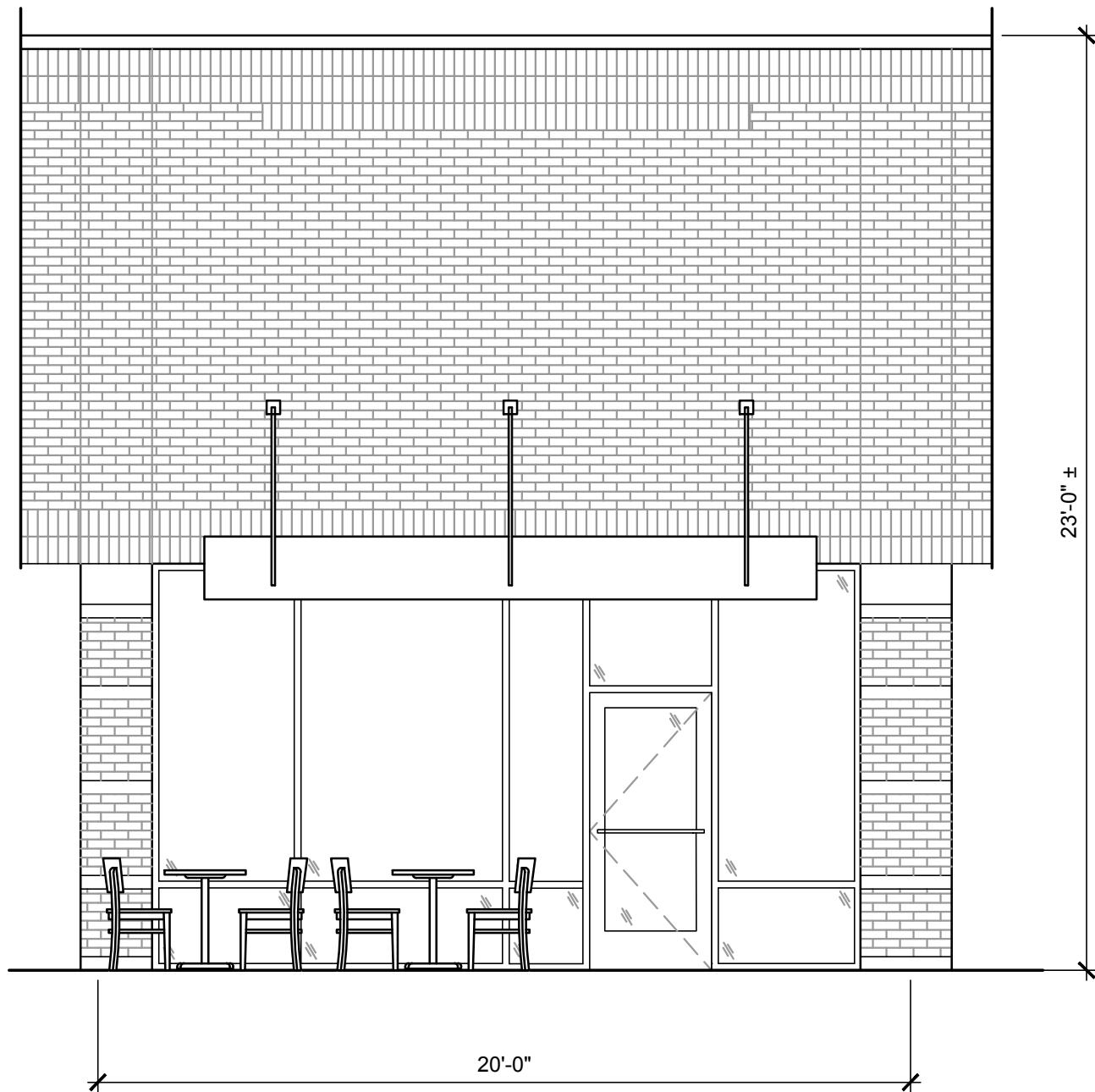




1 EXISTING FACADE ELEVATION  
SCALE: 3/8"=1'-0"



3 VICINITY MAP  
SCALE: 1/4"=1'-0"



2 FACADE ELEVATION  
SCALE: 1/4"=1'-0"

## PROJECT TEAM

ARCHITECT INTERPLAN, LLC ARCHITECT OF RECORD: RICHARD PASZKIET ONE SOUTH 280 SUMMIT AVE. SUITE D OAKBROOK TERRACE, IL. 60181 CONTACT: TOM NUTLEY TEL. 630.932.2336 EMAIL: tnutley@interplanilc.com	TENANT DUCK DONUTS ADDISON, LLC 6469 SHOAL CREEK CIRCLE BRADENTON, FL 34202 CONTACT: GEORGE WIDUNAS TEL. 941.737.4443 EMAIL: gw@duckdonuts.com	LANDLORD REMINGTON ADDISON PLAZA, LLC 8901 GOVERNORS ROW DALLAS, TX. 75247 CONTACT: STANLEY GRAFF TEL. 214.951.7434
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------

## PROJECT INFORMATION

LOCATION ADDISON PLAZA 3765 BELT LINE ROAD ADDISON, TX. 75001	TOWN PROJECT NUMBER 1813-SUP
------------------------------------------------------------------------	---------------------------------

## INTERPLAN

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
PROJECT MANAGEMENT

F-3219

ONE SOUTH 280 SUMMIT AVE  
SUITE D  
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ARCHITECT : RICHARD PASZKIET  
DATE : 5/27/2020

5/27/2020	SUP REVIEW
6/11/2020	SUP REVIEW
NO DATE	REMARKS

REVISIONS

DUCK  
DONUTS

ADDISON PLAZA  
3765 BELT LINE ROAD  
ADDISON, TX.

PROJECT NO: 2020.0416  
DATE: 5.11.2020

ELEV-1  
ELEVATIONS

CHECKED: JS DRAWN: TN



PROJECT TEAM

ARCHITECT  
INTERPLAN, LLC  
ARCHITECT OF RECORD:  
RICHARD PASZKIET  
ONE SOUTH 280 SUMMIT AVE.  
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TEL. 941.737.4443  
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LANDLORD  
REMINGTON ADDISON PLAZA, LLC  
8901 GOVERNORS ROW  
DALLAS, TX. 75247  
CONTACT: STANLEY GRAFF  
TEL. 214.951.7434

PROJECT INFORMATION

LOCATION  
ADDISON PLAZA  
3765 BELT LINE ROAD  
ADDISON, TX. 75001

TOWN PROJECT NUMBER  
1813-SUP

INTERPLAN

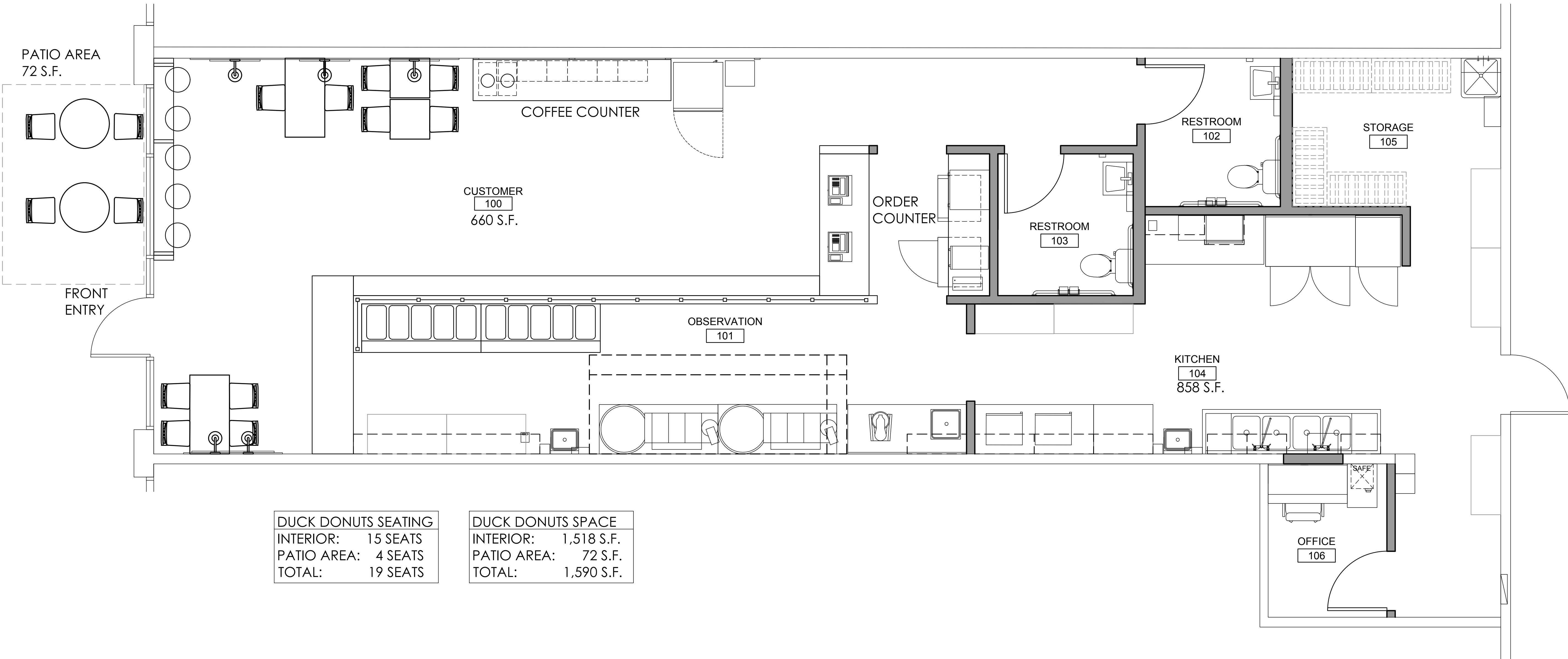
ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
PROJECT MANAGEMENT

F-3219

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OR CONSTRUCTION.  
ARCHITECT :RICHARD PASZKIET  
DATE :5/27/2020



DUCK DONUTS SEATING		DUCK DONUTS SPACE	
INTERIOR:	15 SEATS	INTERIOR:	1,518 S.F.
PATIO AREA:	4 SEATS	PATIO AREA:	72 S.F.
TOTAL:	19 SEATS	TOTAL:	1,590 S.F.

1

EQUIPMENT PLAN

SCALE: 0 6" 1" 2" 4" SCALE: 3/8"=1'-0"

NORTH

ACTION			
APPROVED		DENIED	
STAFF	DATE	INITIALS	
COUNCIL	DATE	INITIALS	
SEE THE STAFF APPROVED LETTER OR COUNCIL RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT			

DUCK DONUTS  
ADDISON PLAZA  
3765 BELT LINE ROAD  
ADDISON, TX.

PROJECT NO: 2020.0416  
DATE: 5.11.2020

EQ-1  
EQUIPMENT PLAN

CHECKED: JS    DRAWN: TN

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## **Planning & Zoning Commission**

**Meeting Date:** 06/16/2020

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### **Agenda Caption:**

**PUBLIC HEARING** Case 1814-SUP/Mendocino Farms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 105, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

---

### **Attachments**

1814-SUP P&Z Packet

1814-SUP Plans

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# 1814-SUP

**PUBLIC HEARING** Case 1814-SUP/Mendocino Farms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 105, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

## LOCATION MAP





June 9, 2020

## STAFF REPORT

RE: 1814-SUP/Mendocino Farms

LOCATION: 5290 Belt Line Road, Suite 105

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

APPLICANT: Chris Konecny, Mendocino Farms Texas

DISCUSSION:

Background: This address is a suite within the Prestonwood Place shopping center which is located at the southeast corner of Belt Line Road and Montfort Drive. This property is zoned PD, Planned Development, through Ordinance O19-22. This shopping center was recently rezoned to allow for renovation of the existing buildings in an effort to attract more mixed-use tenants.

A new tenant, Mendocino Farms, is interested in the northwest corner space of Building D, which has undergone significant renovation to accommodate ground floor retail and restaurant tenants with office above. Mendocino Farms is proposing a restaurant with the sale of alcoholic beverages for on premises consumption only, which triggers the requirement for a new Special Use Permit (SUP).

Mendocino Farms is a family-owned, California-based, fast casual sandwich market with focus on healthy foods and local vendors.

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant with the sale of alcoholic beverages for on premises consumption only. The new restaurant space would total 3,795 square feet, inclusive of a 691 square-foot outdoor patio area. The floor plan shows a large kitchen and prep area, a large open concept dining area seating 72, and a patio seating 38.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 200 square feet across all uses. Based on the center's total square footage, it requires 675 parking spaces. There are currently 768 parking spaces provided on site.

Exterior Facades: The new tenant will not be making any changes to the existing façade.

Landscaping: The landscape plans were recently reviewed through the rezoning process for the shopping center and the property has been brought as much into compliance as feasible at the moment, without significant redevelopment.

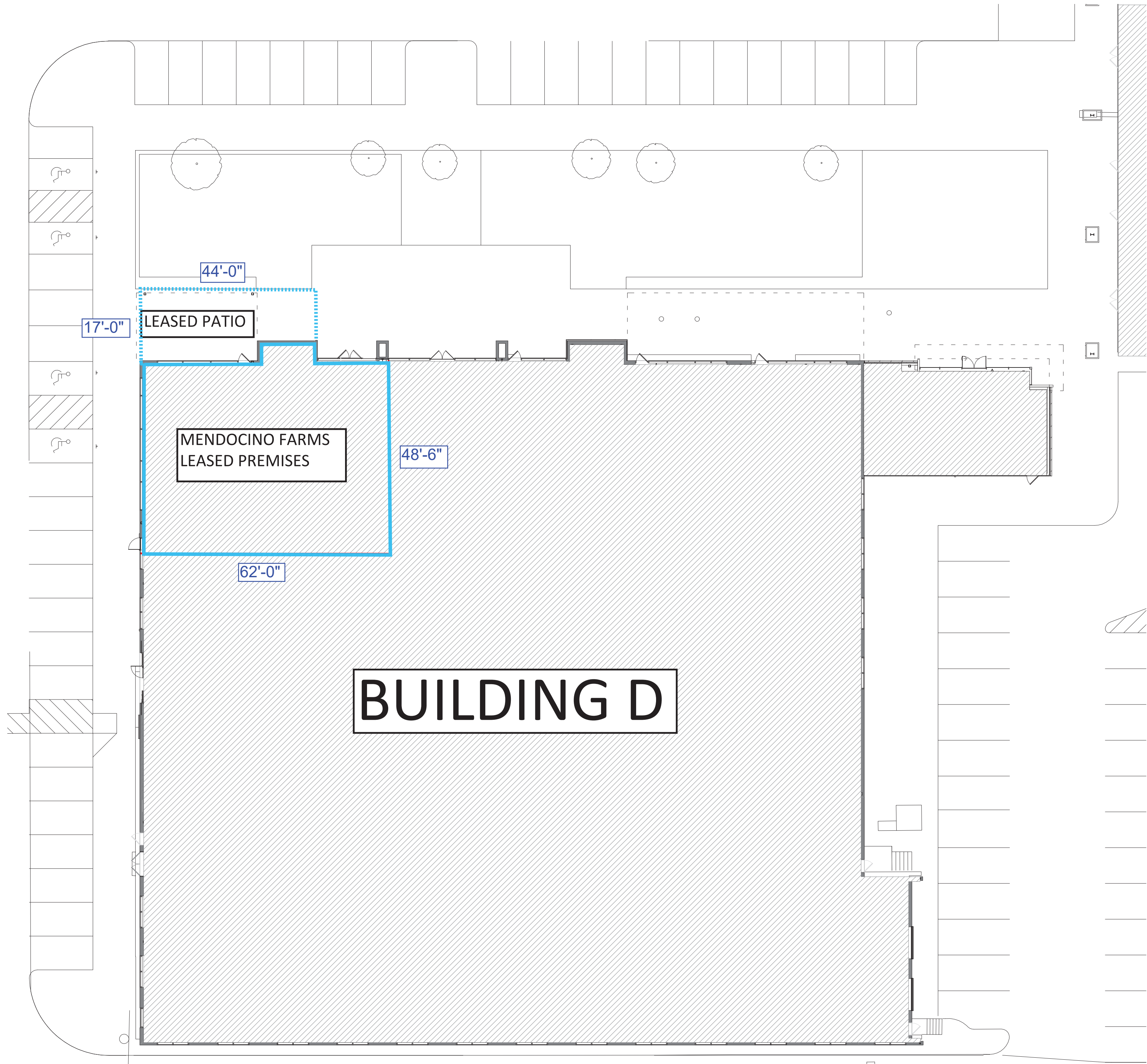
**RECOMMENDATION: APPROVAL WITH CONDITIONS**

Mendocino Farms is one of several new tenants that are expected as a result of the rezoning for this shopping center. This is a healthy and unique concept that will make a great addition to the variety of the existing food establishment choices in this area.

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

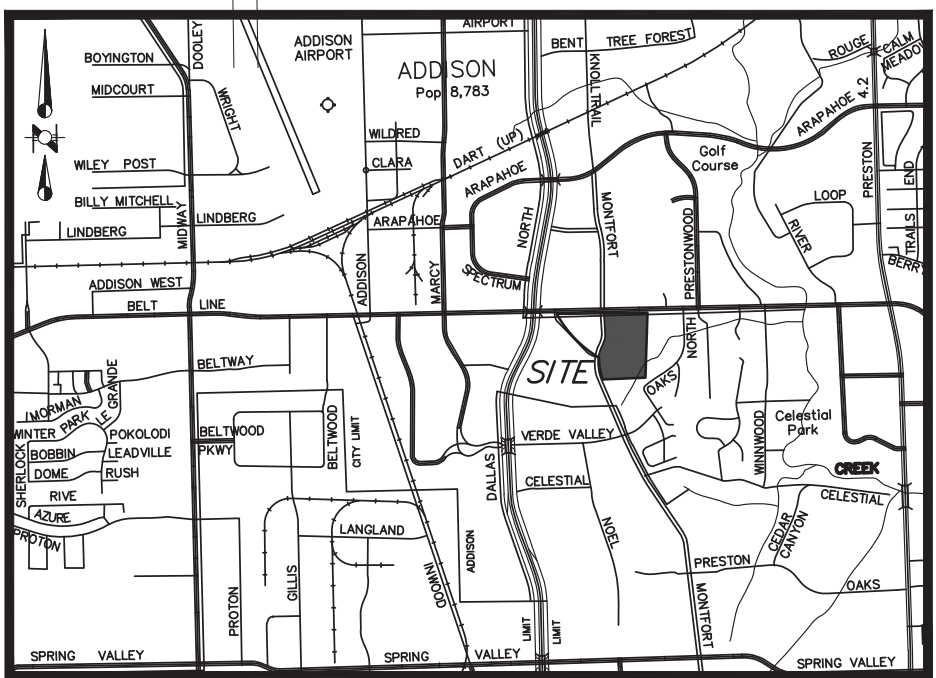
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



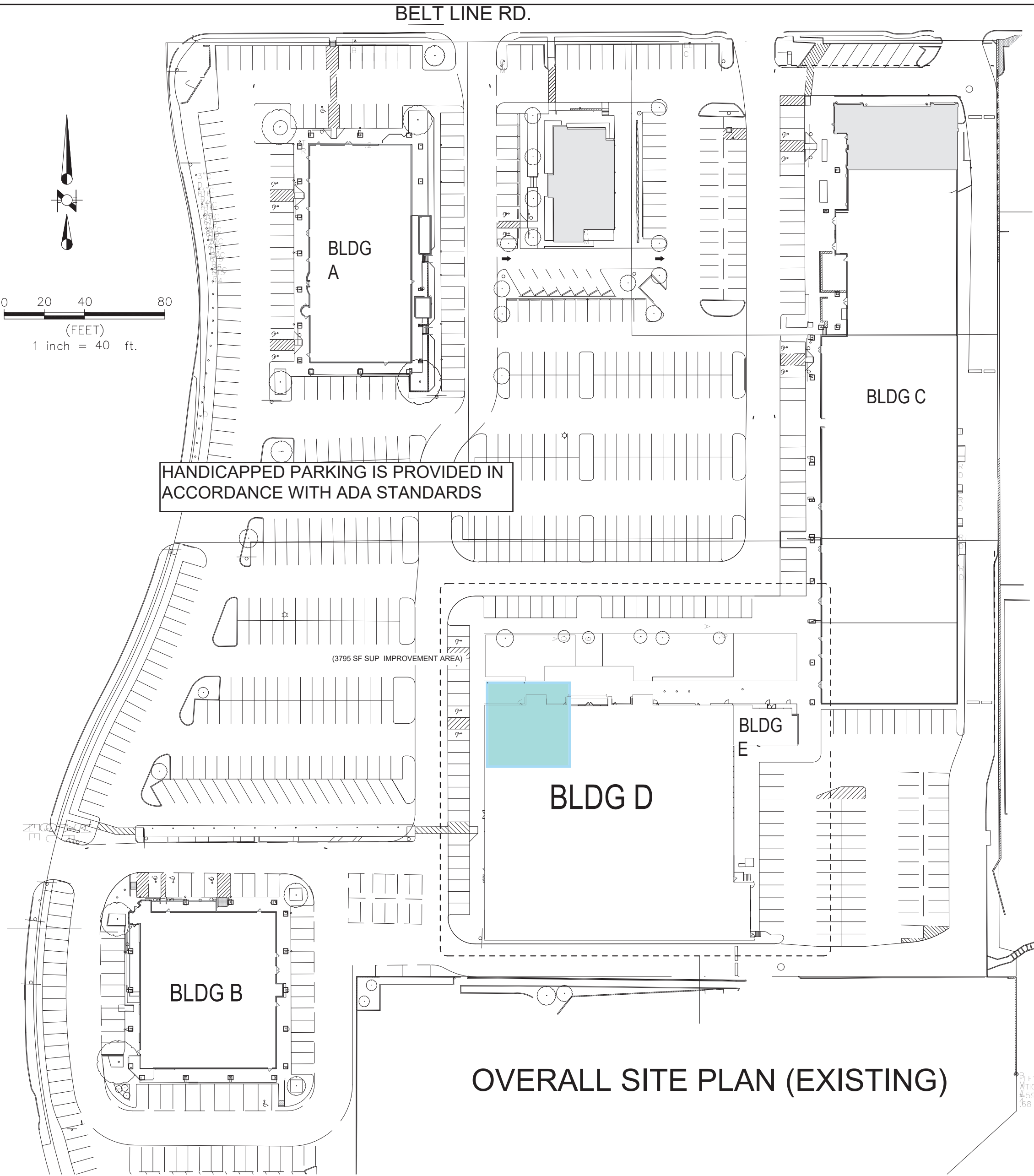


BUILDING SITE PLAN (EXISTING)

INTERIOR TENANT IMPROVEMENT AREA: 3,104 SF  
IMPROVED PATIO AREA: 691 SF  
TOTAL SUP FLOOR AREA: 3,795 SF



VICINITY MAP  
NOT TO SCALE



OVERALL SITE PLAN (EXISTING)

SITE DATA SUMMARY TABLE	
LOT AREA (SF)	75,571
LOT AREA (ACRE)	10.88
EXISTING ZONING	PD
PROPOSED ZONING	PD
PROPOSED USE	RESTAURANT
BUILDING AREA (SF)	135,000
LOT COVERAGE	21.8%
PARKING RATIO	1/200
REQ'D PARKING	675
PROVIDED PARKING	768
STALL SIZE	8.5x17'

- 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.

HANDICAPPED PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

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

MENDOCINO FARMS  
SANDWICH MARKET

PRESTONWOOD PLACE  
5294 Belt Line Road Suite 105

NORTHWOOD RETAIL, LLC

TOWN OF ADDISON, TEXAS

SITE PLAN

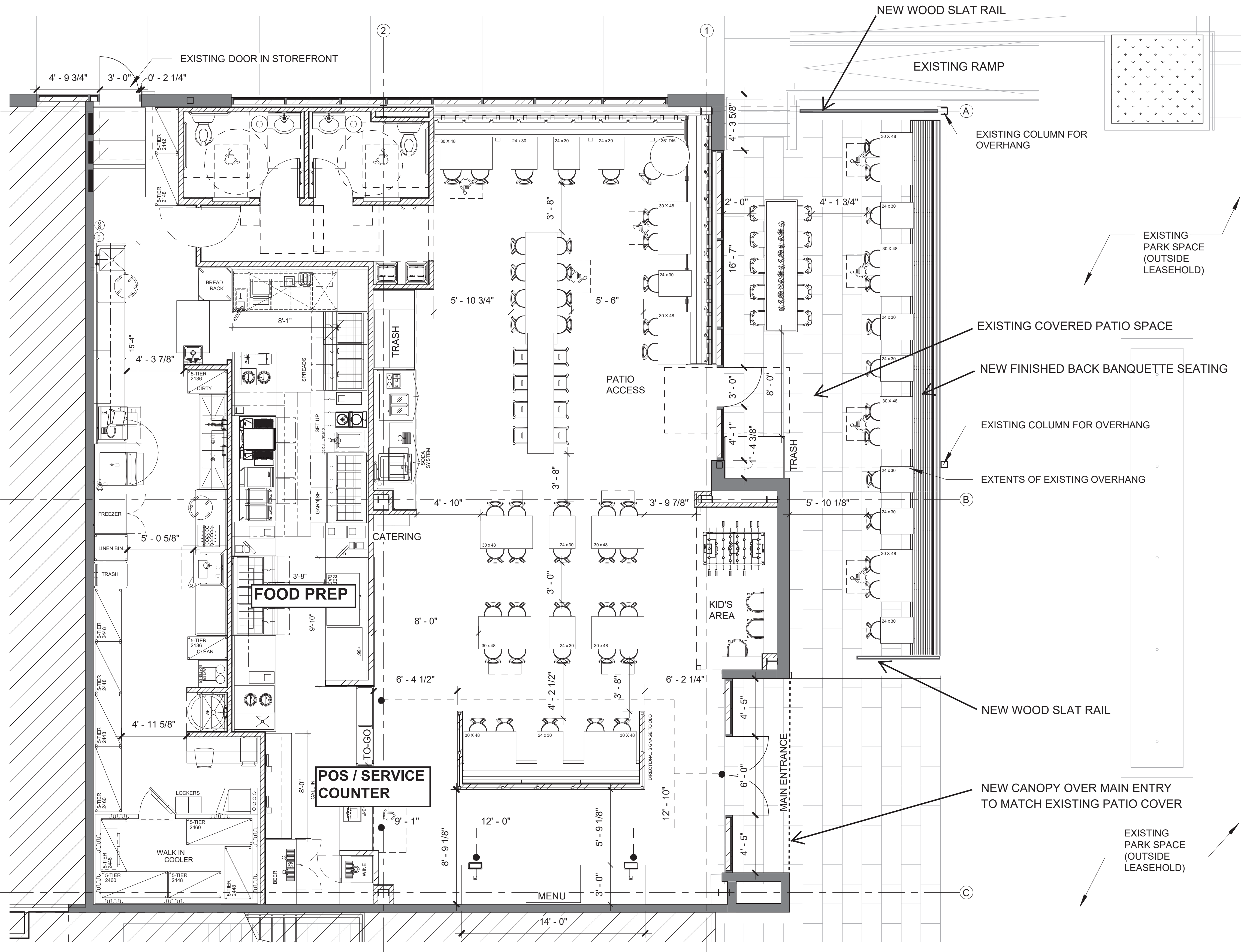
OWNER:  
NORTHWOOD RETAIL, LLC  
8080 PARK LANE, #600  
DALLAS, TEXAS 75231  
PH: (469)-828-3313  
RYAN MUSCOTT

APPLICANT/TENANT/DESIGN:  
MENDOCINO FARMS TEXAS  
13103 VENTURA BLVD #100  
STUDIO CITY, CA 91604  
(415) 545-8840  
CHRIS KONECNY

PREPARED: 6/4/2020

TOWN PROJECT NUMBER  
1814-SUP

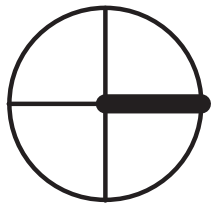
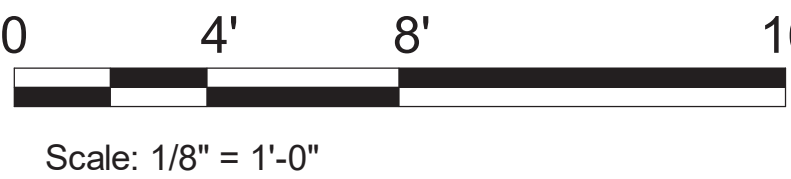




**SEAT COUNT**  
DINING: 72  
PATIO: 38  
TOTAL: 110

**INTERIOR FLOOR AREA**  
FRONT OF HOUSE: 1687 SF  
BACK OF HOUSE: 1417 SF  
TOTAL: 3104 SF  
**PATIO AREA**  
TOTAL: 691 SF  
**TOTAL SUP AREA:**  
3795 SF

FLOOR PLAN



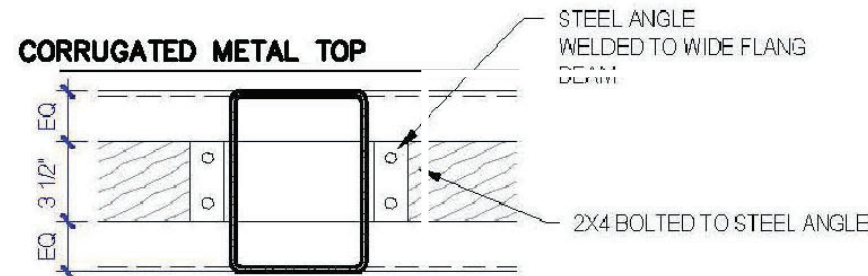
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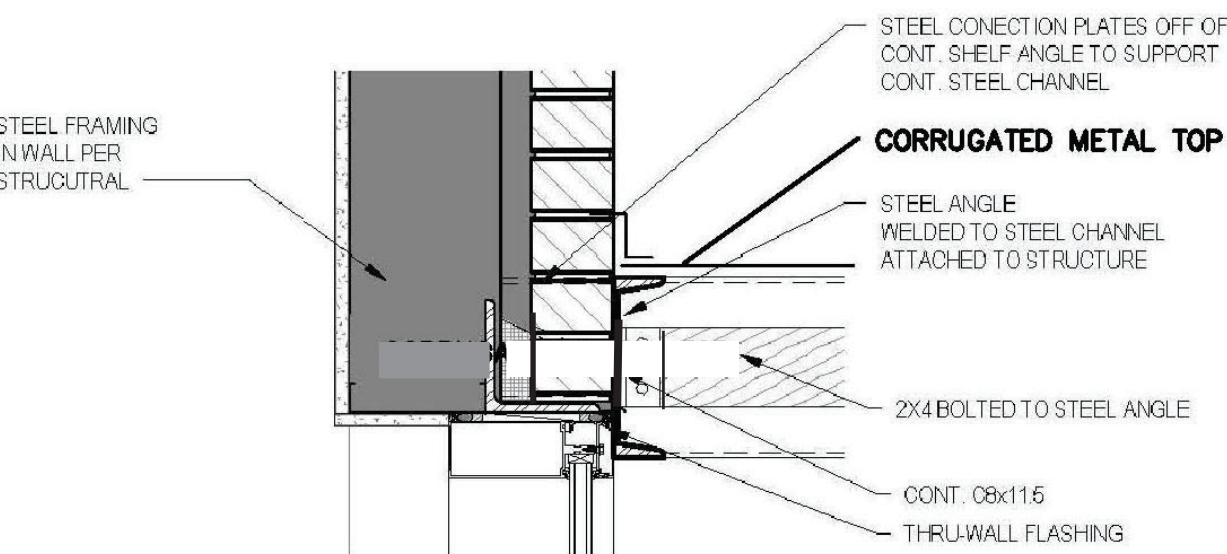
PREPARED: 6/4/2020  
TOWN PROJECT NUMBER  
1814-SUP

MENDOCINO FARMS SANDWICH MARKET	
PRESTONWOOD PLACE 5294 Belt Line Road Suite 105	
NORTHWOOD RETAIL, LLC	
TOWN OF ADDISON, TEXAS	
FLOOR PLAN	

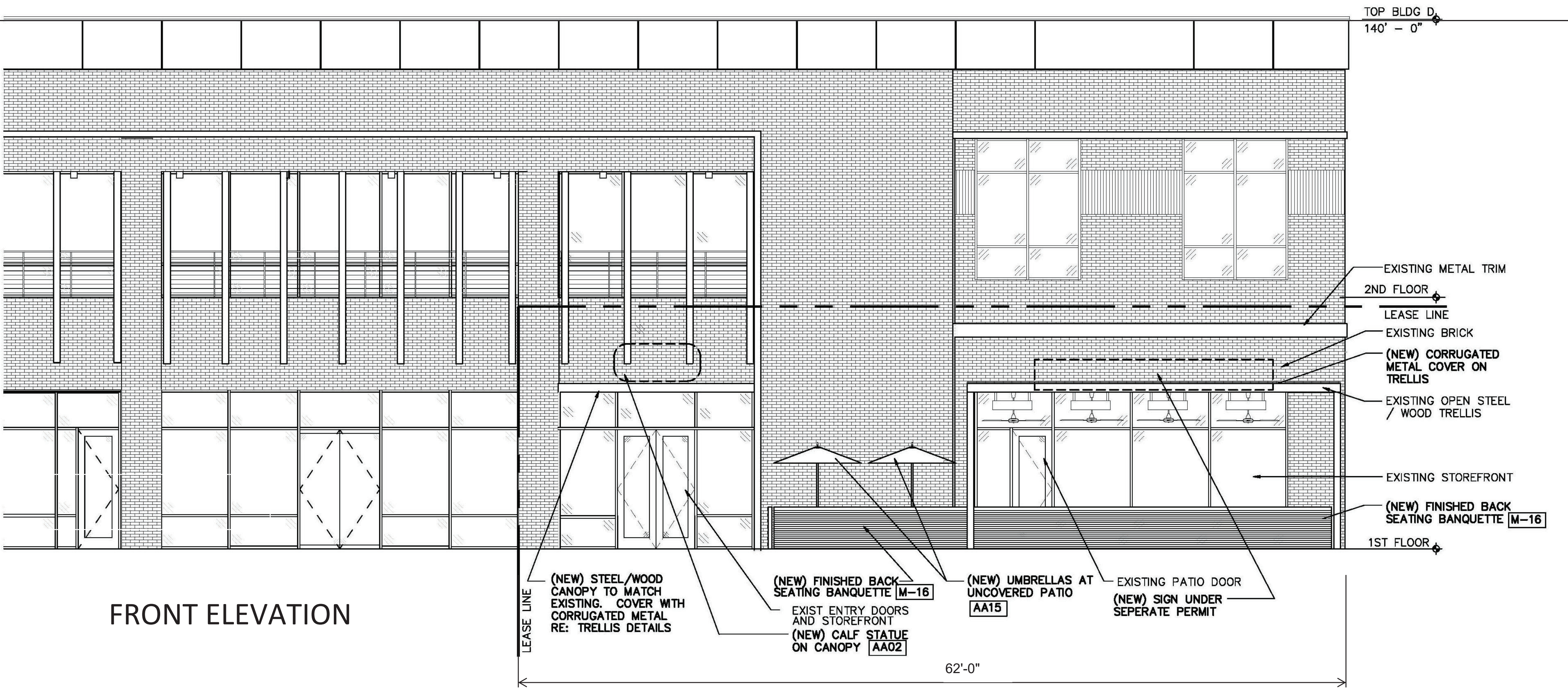




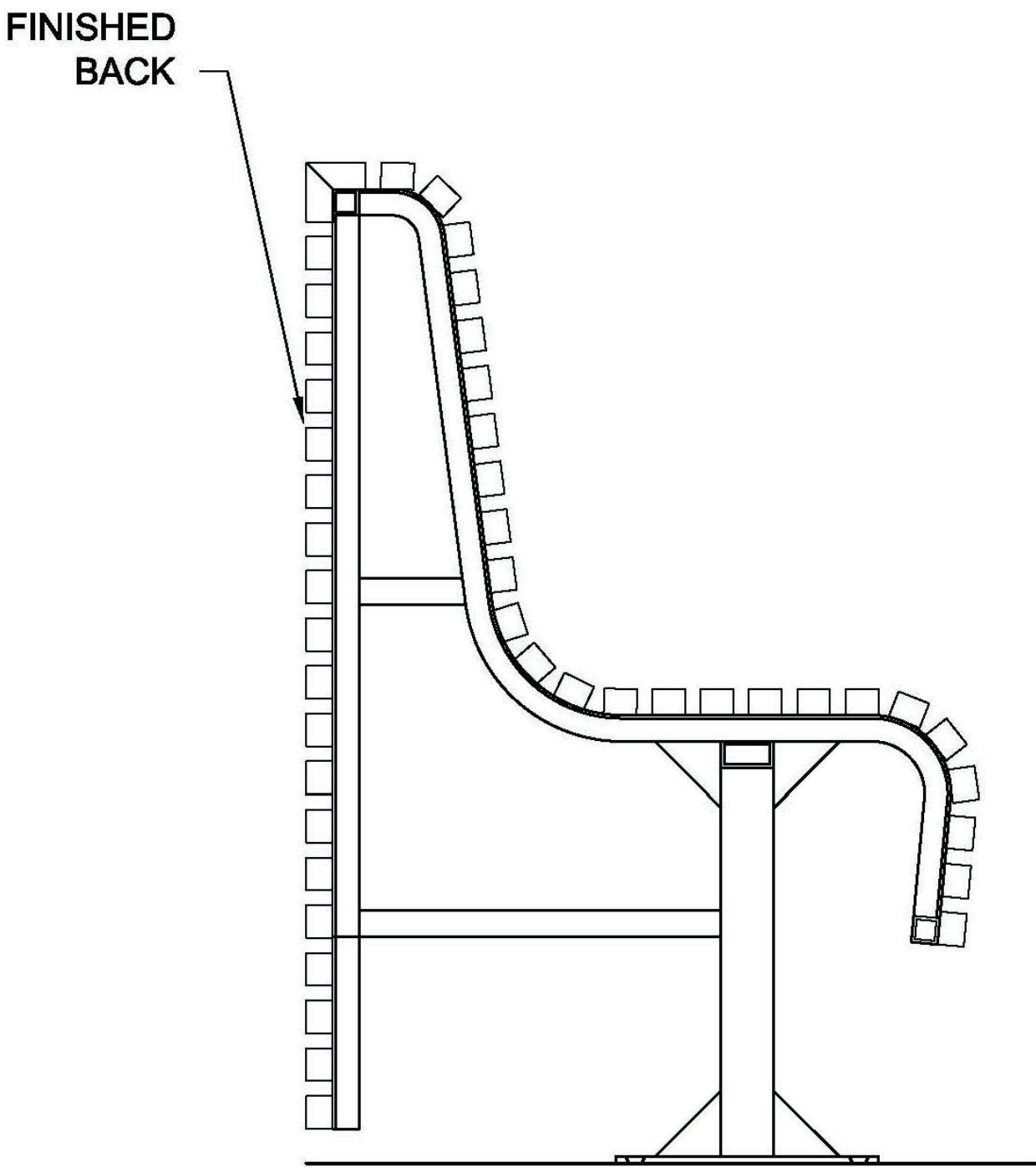
CANOPY WOOD / STEEL DETAIL



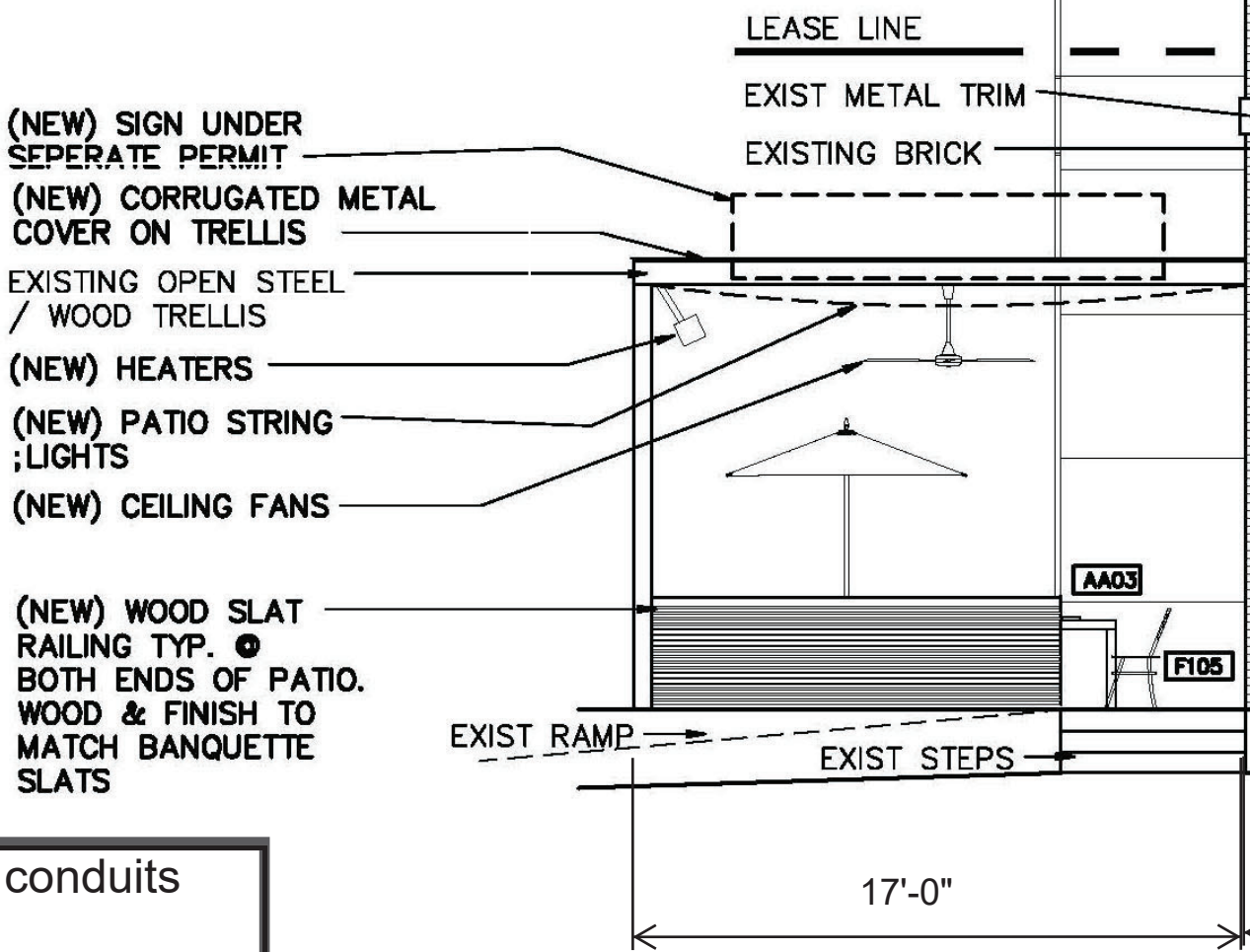
CANOPY BUILDING CONNECTION DETAIL



FRONT ELEVATION



PATIO BANQUETTE DETAIL



SIDE ELEVATION

**FACADE PLAN NOTES**

- ☐ This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- ☐ All mechanical units shall be screened from public view as required by the Zoning Ordinance

- ☐ When permitted, exposed utility boxes and conduits shall be painted to match the building
- ☐ All signage areas and locations are subject to approval by Development Services
- ☐ Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official

0 4' 8' 16'  
SCALE: 3/16" = 1'-0"

OWNER:  
NORTHWOOD RETAIL, LLC  
8080 PARK LANE, #600  
DALLAS, TEXAS 75231  
PH: (469)-828-3313  
RYAN MUSCOTT

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CHRIS KONECNY

PREPARED: 6/4/2020

TOWN PROJECT NUMBER  
1814-SUP

*MENDOCINO FARMS  
SANDWICH MARKET*

*PRESTONWOOD PLACE  
5294 Belt Line Road Suite 105*

*NORTHWOOD RETAIL, LLC*

*TOWN OF ADDISON, TEXAS*

*ELEVATIONS*