



PLANNING AND ZONING COMMISSION AGENDA

TUESDAY, JULY 21, 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, July 21, 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 cgoff@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.

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the June 16, 2020 Planning and Zoning Commission meeting.
2. **PUBLIC HEARING** Case 1815-SUP/Pie Tap. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 796, which property is currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumptions 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, July 15, 2020

Time: 2:18 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: 07/21/2020

Agenda Caption:

Discuss and take action regarding approval of the minutes of the June 16, 2020 Planning and Zoning Commission meeting.

Attachments

P&Z Minutes 06-16-20

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

June 16, 2020

6:00 P.M. - Council Chambers

Addison Town Hall, 5300 Belt Line Road

The Addison Planning and Zoning Commission, using electronic medium, conducted its Regularly Scheduled Meeting on Tuesday, June 16, 2020. The meeting was not 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. Members of the public were entitled to participate; detailed instructions were provided, and the meeting was live streamed on Addison' s website at www.addisontexas.net.

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

Pledge of Allegiance

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

Motion: Approval of the minutes as presented.

Moved by Vice Chair Eileen Resnik, Seconded by Commissioner Tom Souers

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

Passed

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.

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 without conditions.

Moved by Vice Chair Eileen Resnik, Seconded by Commissioner Robert Catalani

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

Passed

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.

Discussion:

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

Commissioner Catalani inquired about the weight stipulation on the size of dogs that would be allowed in the kennels. Charles Goff indicated that the applicant has not specified the size of dogs that would be allowed in the kennels but the staff would follow up on that.

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 without conditions.

Moved by Commissioner Chris DeFrancisco, Seconded by Commissioner Robert Catalani

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

Passed

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.

Discussion:

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

Commissioner Catalani commended the applicant on their efforts to help stop COVID by taking certain actions in their daily operations.

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 without conditions.

Moved by Commissioner Tom Souers, Seconded by Commissioner John Meleky

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

Passed

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.

Discussion:

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

Commissioner Catalani inquired about this brand having other Texas locations. Charles Goff responded that they have a couple other locations but are making more of an effort to continue expanding into Texas.

The applicant, Chris Konecny, answered questions from the Commission regarding the patio being dog friendly and other locations throughout Texas.

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 Commissioner Chris DeFrancisco, Seconded by Commissioner Nancy Craig

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

Passed

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

Planning & Zoning Commission

Meeting Date: 07/21/2020

Agenda Caption:

PUBLIC HEARING Case 1815-SUP/Pie Tap. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 796, which property is currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumptions only.

Attachments

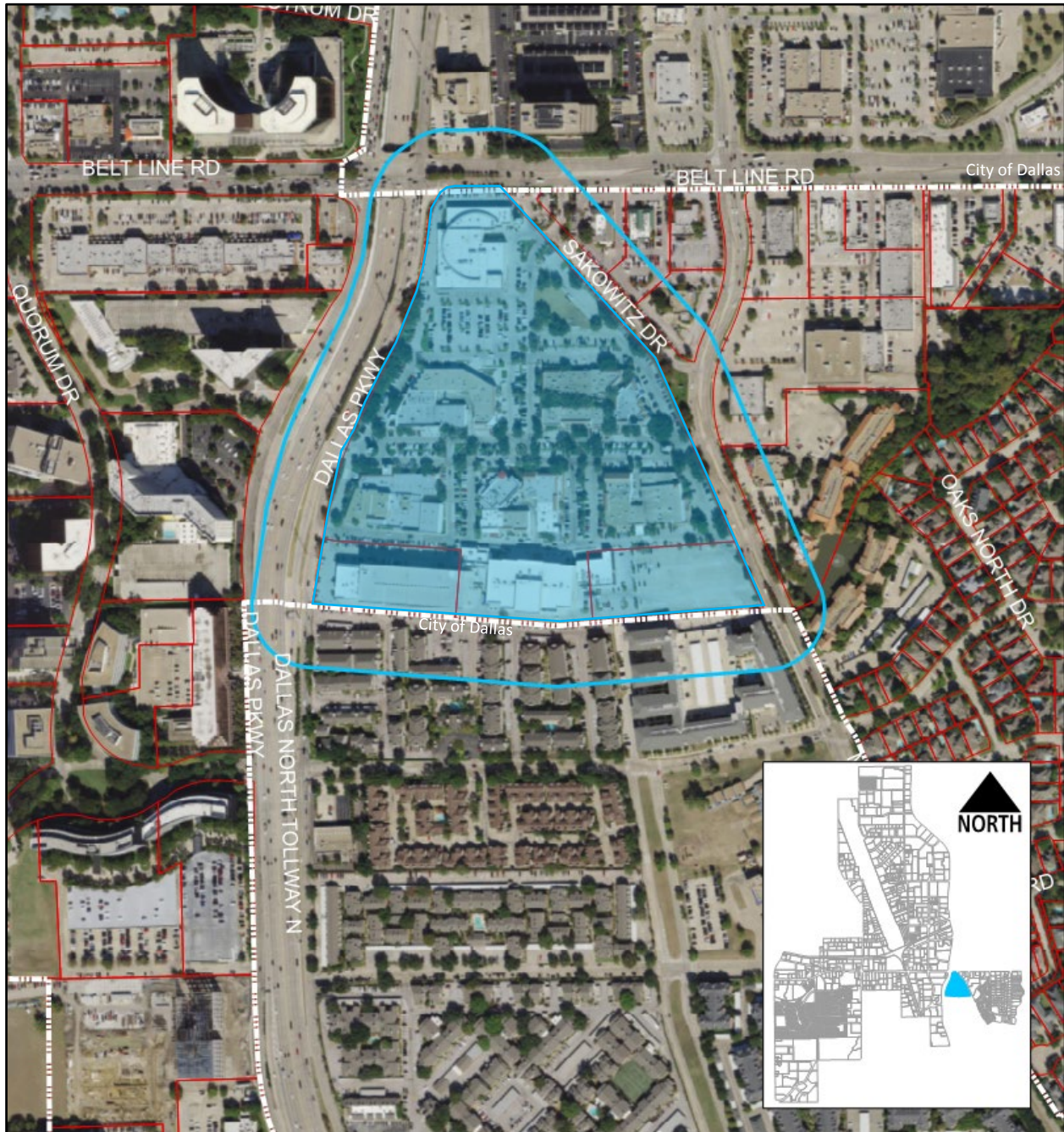
1815-SUP P&Z Packet

1815-SUP Plans

1815-SUP

PUBLIC HEARING Case 1815-SUP/Pie Tap. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 796, which property is currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumptions only.

LOCATION MAP





July 15, 2020

STAFF REPORT

RE: Case 1815-SUP/Pie Tap

LOCATION: 5100 Belt Line Road Suite 796

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

APPLICANT: Alex Urrunaga, Plan B Group

DISCUSSION:

Background: This suite is located within Village on the Parkway property, currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08. The suite is a vacant restaurant previously occupied by La Comida, which was operating under a Special Use Permit (SUP) obtained in 2003.

The proposed new restaurant concept is called Pie Tap, which prides itself on “honest, artisan, and house-crafted” food and drink, with focus on food without artificial ingredients, preservatives, fillers or additives. Pie Tap menu offers house-crafted pizzas, sandwiches, salads, and rotisserie chicken and their locations are intended to provide a comfortable space with familiar vibes, as well as a shift in typical pizza house design, where the operation from raw to finished moves to the front of the house for everyone to see. There are currently three locations in the DFW Metroplex, two in Downtown Dallas and one in Plano. Founded by Rich Hicks, the Pie Tap brand is affiliated with such other ventures as Tin Star, MOOYAH, and Ojos Locos Sports Cantina.

The applicant is proposing to relocate the bar area, which triggers the requirement for a new SUP.

Proposed Plan: The applicant is proposing to open a 3,669 square-foot restaurant, inclusive of a 323 square foot patio area, which will include major interior renovations, including bar relocation, and exterior improvements. The floor plans shows a large open concept dining area, seating 131 inside and 14 outside on the patio, with a dining counter facing the pizza production area, and a bar. The applicant is proposing a wood pergola for the patio area, increased storefront glazing on both sides, and new metal awnings.

Parking: This Planned Development district allows most uses to be parked at a ratio of 1 space per 225 square feet. This property requires 2,052 parking spaces and currently provides 2,262 parking spaces.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Pie Tap is a local and unique concept that will make a great addition to the variety of the existing food establishment choices in this area.

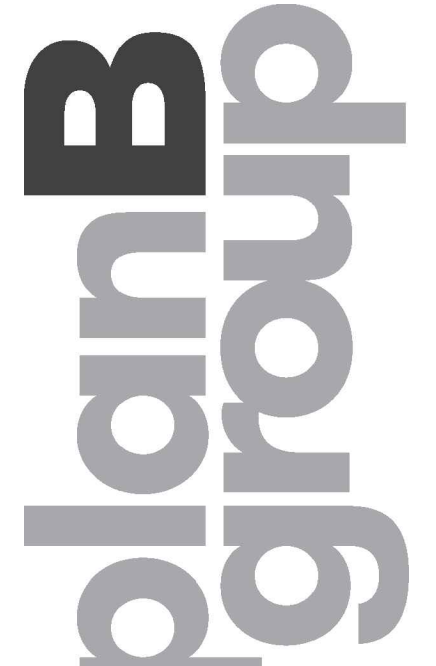
Staff recommends approval of the request, subject to the following condition:

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

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

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

OWNER
 PIE TAP ADDISON LLC
 6010 W SPRING CREEK PKWY,
 PLANO TX 75024
 949-887-0608



DESIGN FIRM
 PLAN B GROUP INC
 3710 COMMERCE ST.
 SUITE 130
 DALLAS, TX
 75226
 WWW.PLANBGROUP.NET
 214.522.0006

PIE TAP
 5100 BELT LINE RD.
 SUITE 796
 ADDISON TX, 75254

PROPERTY OWNER
 VILLAGE ON THE PARKWAY
 5100 BELTLINE RD.
 DALLAS, TX 75254
 CONTACT: SUSAN STEELHAMMER

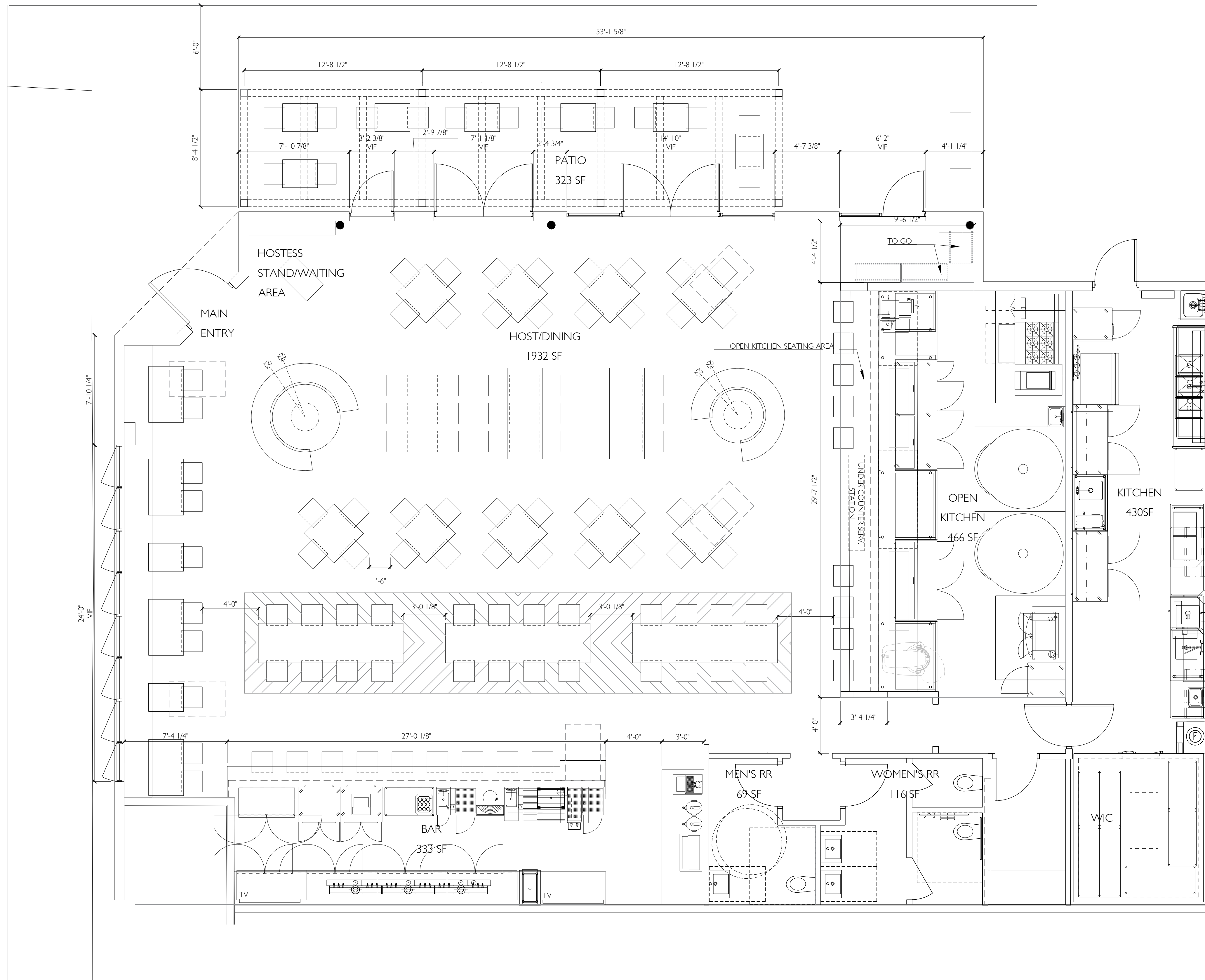
PROJECT # 1815-SUP

DRAWING HISTORY

06.18.2020
 FLOOR PLAN

A101

ISSUE FOR SUP



| AREA | AREA |
|----------------|---------|
| DINING | 1932 SF |
| BAR | 333 SF |
| OPEN KITCHEN | 466 SF |
| KITCHEN | 430 SF |
| RESTROOM | 185 SF |
| TOTAL INTERIOR | 3346 SF |
| PATIO | 323 SF |
| TOTAL | 3669SF |

SEATING COUNTS

| | |
|-----------|-----|
| INTERIOR: | |
| BAR | 09 |
| DINING | 113 |
| COUNTER | 09 |
| SUBTOTAL: | 131 |
| EXTERIOR: | |
| PATIO | 14 |
| TOTAL | 145 |

01 FLOOR PLAN
 SCALE: 1/4"=1'-0"

