



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

TUESDAY, AUGUST 17, 2021

**ADDISON TREEHOUSE
14681 MIDWAY ROAD, SUITE 200, ADDISON, TX 75001**

6:00 PM REGULAR MEETING

Notice is hereby given that the Addison Planning and Zoning Commission will conduct its REGULARLY SCHEDULED MEETING on Tuesday, August 17, 2021 at the Addison TreeHouse with a quorum of the Planning and Zoning Commission physically present. Limited seating for members of the public will be available using CDC recommended social distancing measures. The Town will utilize telephone or videoconference public meetings to facilitate public participation to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Council. Email comments may also be submitted to jtedrick@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.

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Consider Action on the **Minutes from the July 20, 2021 Planning and Zoning Commission Meeting.**
2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on Property Located at 5290 Belt Line Road, Suite 104, which Property is Currently Zoned PD, Planned Development, through Ordinance O19-22, by Approving a Special Use Permit for a New Restaurant.** Case 1835-SUP/Pressed Juicery.
3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on Property Located at 3765 Belt Line Road, which Property is Currently Zoned PD, Planned Development, through Ordinance O92-037, by Approving a Special Use Permit for a New Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1834-SUP/Wing Boss.
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on a 1.24 Acre Property Located at 14999 Montfort Drive, from Local Retail (LR) to a Planned Development (PD) District with modified LR District Standards, and Approving a Special Use Permit for a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1832-Z/Loro Asian Smokehouse.
5. Present, Discuss, and Consider Action on **Proposed Updates to the Planning and Zoning Commission Rules, Regulations, and Procedures.**

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.

**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.**

POSTED BY: _____
Irma G. Parker, City Secretary

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission
Meeting Date: 08/17/2021

3.

Agenda Caption:

Consider Action on the Minutes from the July 20, 2021 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the July 20, 2021 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the July 20, 2021 Planning and Zoning Commission Meeting

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

July 20, 2021

6:00 P.M. - Addison TreeHouse

Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, TX 75001

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

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Consider action to approve the minutes from the May 18, 2021 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as presented.

Moved by Commissioner Chris DeFrancisco, Seconded by
Commissioner John Meleky

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

Passed

2. **PUBLIC HEARING** Case 1830-Z/4551 Beltway Drive. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 1.17 acre property located at 4551 Beltway Drive, from Local Retail (LR) to Commercial-1 (C-1) District.

Discussion:

Ken Schmidt, Director of Development Services, presented the Staff Report.

Vice Chair Tom Souers inquired about development interest in the property since 2007. Mr. Schmidt was not aware of past development interest in the property and clarified that the applicant represents the buyer of the subject property.

Commissioner Chris DeFrancisco requested clarification on existing sidewalk connectivity on the east side of Beltway Drive and if a sidewalk would be required to be constructed as part of the future development of the subject property. Mr. Schmidt clarified that future development of this site would only include the construction of a sidewalk along the direct street frontage of the subject property. The property owner on the east side of Beltway Drive would be required to construct a sidewalk if redevelopment occurred. Alternatively, the Town could construct this sidewalk as part of a Town capital improvement project.

Chair Eileen Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request without conditions.

Moved by Commissioner John Meleky, Seconded by Vice Chair Tom Souers

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

Passed

3. Case CP2021-001/4551 Beltway Drive Medical Office. Concept Plan for medical office use on one lot on 1.17 acres comprising part of Tract III of the Beltway Office Park Addition, generally located at the northwest corner of Beltway Drive, 350 feet south of Belt Line Road. Zoned: Local Retail (LR).

Discussion:

Ken Schmidt, Director of Development Services, presented the Staff Report.

Commissioner Nancy Craig inquired about the specific requirements for dumpster screening and if an alternative location for the dumpster was considered. Mr. Schmidt mentioned that the code only requires that the dumpster to be screened from public view, which is being achieved through the dumpster enclosure and doors. He further stated that the placement of the dumpster is challenging due to the subject property being a corner lot. The proposed location and orientation of the dumpster was selected to minimize paved surface, keep the dumpster further away from the street, and not impact the development of the remainder of site to the south, which would further screen the view of the dumpster.

Vice Chair Tom Souers inquired about the feasibility of the remainder of the site being developed with a building and providing the minimum landscape area required by the Town's landscape ordinance. Mr. Schmidt responded that he believed that a second building of a similar size could be achieved on the site, as the landscape area on the north side of the site and along the parkways, would provide sufficient landscape area to achieve compliance.

Vice Chair Tom Souers requested details on the number of handicap accessible parking spaces that are proposed versus what is required. Mr. Schmidt responded that he did not have that detailed information and mentioned that the plan being presented is conceptual. Required site plan and permitting for this development would require compliance with handicap accessible parking requirements.

Commissioner John Meleky asked if the concept plan could be changed to allow for a different use than medical office. Mr. Schmidt confirmed that the use could change; however, proposed additions or modifications to the site layout, including addition of a second building, would require a revision to the concept plan and approval by the Planning and Zoning Commission.

Vice Chair Tom Souers inquired if the applicant and developer have previous experience with medical office. The applicant, Eliza Solender, of Solender Hall Commercial Real Estate, confirmed that the developer has previous experience with medical office and this is their first experience in Addison.

Chair Eileen Resnik inquired if there is a prospective tenant for the proposed medical office building. Ms. Solender responded that the space is being constructed for general medical office use that would be suitable for any prospective tenant or for a buyer.

Motion: Recommend approval of the request subject to City Council approval of the applicant's rezoning request.

Moved by Commissioner Chris DeFrancisco, Seconded by Commissioner Denise Fansler

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

Passed

4. Present, discuss, and consider action on proposed updates to the Planning and Zoning Commission Rules, Regulations, and Procedures.

Discussion:

Chair Eileen Resnik began the discussion by requesting that Tad Dunn, Assistant City Attorney, respond to the question that was raised during the work session regarding disqualification from voting in part D on page 7 of the document.

Mr. Dunn recommended that a reference to Chapter 171 of the Local Government Code be included in the section that outlines circumstances when a Commissioner would be required to abstain from a vote by State law.

Chair Resnik inquired if the referenced section in the Local Government Code be restated in the document rather than making a reference.

Mr. Dunn stated that it could be restated in the procedures document, though it may result in a significant addition of text to the document.

Commissioner John Meleky raised concern with state laws changing, which would require the Commission to update this policy if this item was specifically stated in this document and not adopted by reference to State law.

Mr. Schmidt mentioned that a hyper link to the section in the Local Government Code could be included in the document to provide the desired reference to State law.

The Commission acknowledged the practicality of the hyper link being used.

Mr. Schmidt recommended that staff should present a revised draft at a future meeting that includes revisions to the section being discussed by providing references to applicable State law.

Motion: Table the agenda item until the next meeting.

Moved by Commissioner John Meleky, Seconded by Commissioner Nancy Craig

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

Passed

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

Planning & Zoning Commission

4.

Meeting Date: 08/17/2021

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on Property Located at 5290 Belt Line Road, Suite 104, which Property is Currently Zoned PD, Planned Development, through Ordinance O19-22, by Approving a Special Use Permit for a New Restaurant.** Case 1835-SUP/Pressed Juicery.

Attachments

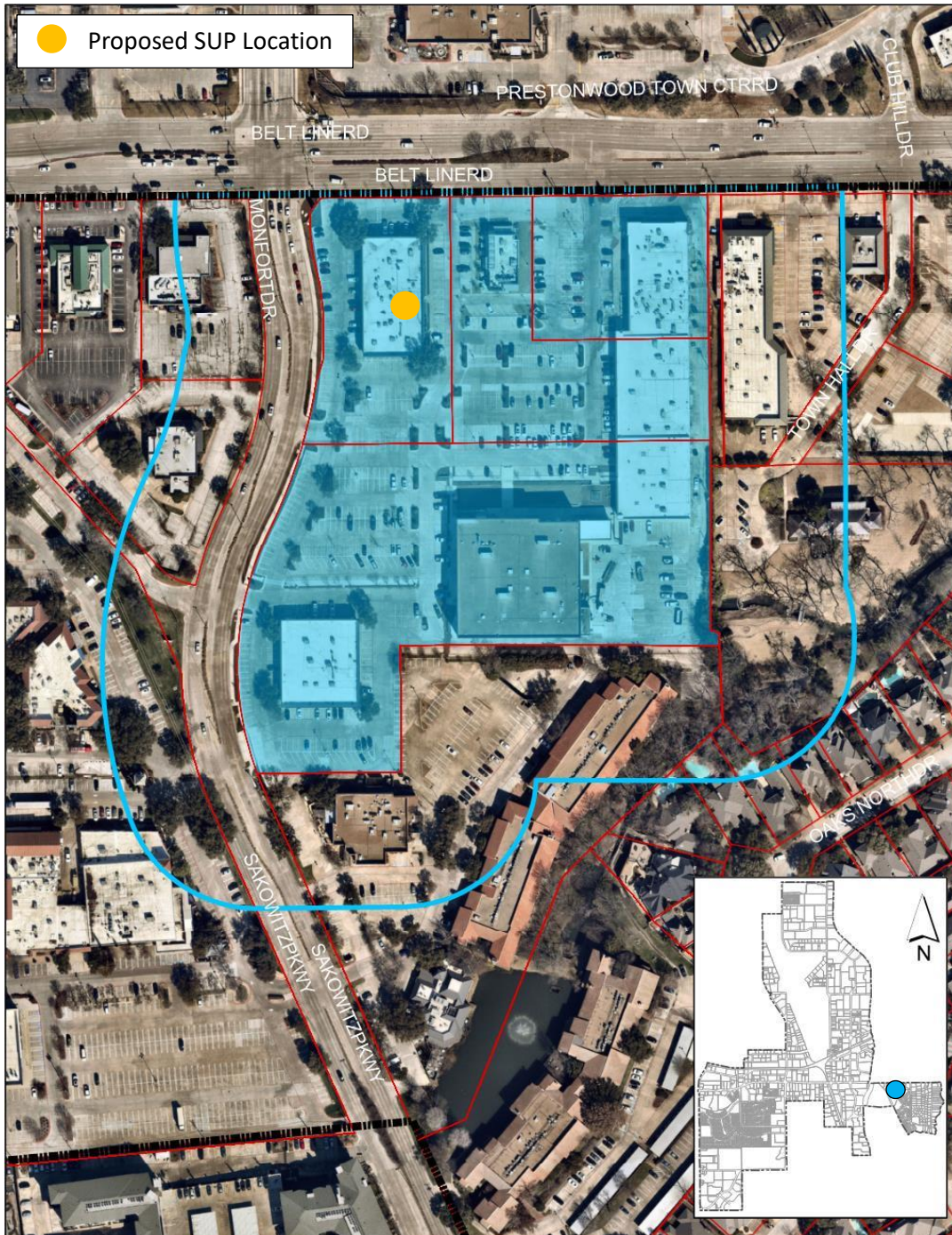
1835-SUP P&Z Packet

1835-SUP Plans

1835-SUP

PUBLIC HEARING Case 1835-SUP/Pressed Juicery. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 104, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant.

LOCATION MAP





August 13, 2021

STAFF REPORT

RE: 1835-SUP/Pressed Juicery

LOCATION: 5290 Belt Line Road, Suite 104

REQUEST: Approval of a Special Use Permit for a restaurant to permit a new juice shop.

APPLICANT: Noel Roxas, Pressed Juicery, Inc.

DISCUSSION:

Background: This proposed restaurant is situated within the Prestonwood Place shopping center, which is located at the southeast corner of Belt Line Road and Montfort Drive. This center is zoned PD, Planned Development, through Ordinance O19-22, which allows for renovation of the existing buildings in an effort to attract a broader mix of tenants.

A new tenant, Pressed Juicery, also branded simply as Pressed, has occupied a lease space in Building A, situated between Warby Parker and The Great Outdoors, and fronting towards The Flower Child restaurant. This building previously underwent renovations to update and modernize the façades. Pressed is proposing a small shop to sell juices and foods for dine-in and take out consumption, which triggers the requirement for a Special Use Permit (SUP).

Founded in Los Angeles, California in 2010, Pressed Juicery has grown with stores throughout the nation, including Austin, Dallas, Fort Worth, Houston, Southlake, and The Woodlands, along with online and wholesale distribution. Pressed provides convenient, signature cold-pressed juices and an array of wholesome plant-based foods.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant. The new restaurant space would total 1,234 square feet. The existing tenant space has been completely remodeled to meet the needs of Pressed. The floor plan shows a prep and storage area and service counter area. Countertop seating is proposed to be provided along the interior of the storefront for 12 patrons.

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, inclusive of this new tenant space, it requires 675 parking spaces. There are currently 768 parking spaces provided on site, exceeding the minimum parking required by the PD district.

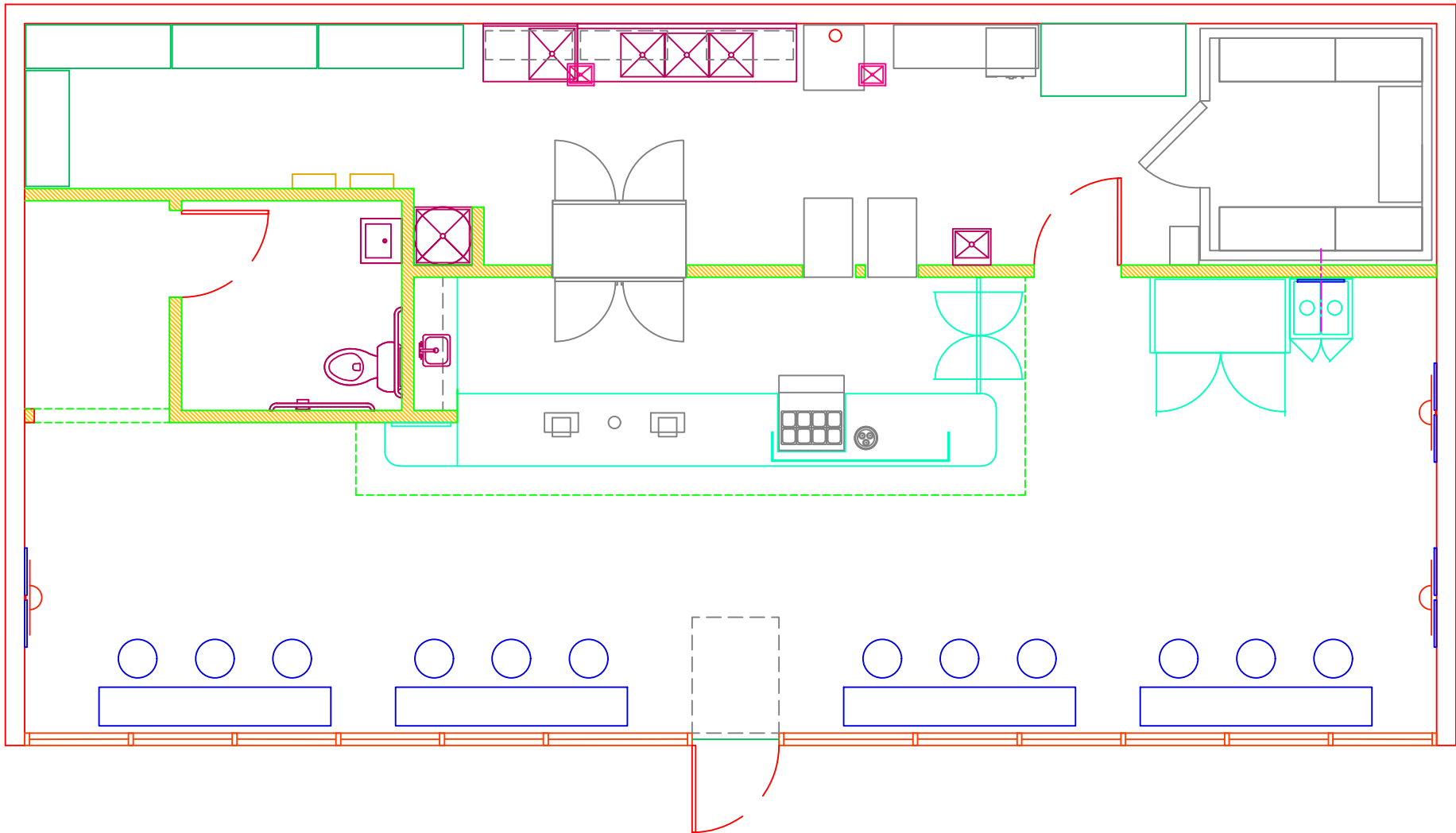
Exterior Facades: Improvements to the building façade were completed with the overall improvements to the building. With the exception of their signage, Pressed does not propose to make improvements to the exterior of the building.

Landscaping and Open Space: Landscape plans were reviewed through the rezoning process for the shopping center. As improvements have occurred, the development team has worked to maximize compliance with the Town's landscape requirements. The approved landscape plan does not require any additional landscaping or open space at this lease space.

RECOMMENDATION: APPROVAL

Pressed and their natural, nutrient-rich offerings will be a great addition to the evolving Prestonwood Place shopping center. This new juicery adds diversity to the Addison restaurant landscape and reflects continued reinvestment momentum for Prestonwood Place.

Staff recommends approval of the request without conditions.



Note: Verify all dimensions and conditions prior to ordering materials or building.

Note: Millwork and fixture supplier to field measure and verify dimensions prior to ordering material or building.

Note: Contractor to measure existing level in existing and new floor slabs prior to installing floor finishes. Verify that measure level is acceptable based on flooring manufacturers specifications. Notify architect of deficiencies.

Note: Prep all floors and walls to receive new finishes.

Note: Changes to head up to 2 inch may be vertical and without edge treatment. Changes in head between 2 inch and 2 1/2 inch shall be vertical with a slope no greater than 1/2". Changes in head greater than 2 1/2 inch shall be accomplished by means of a curb, ramp, divider or skirt with a height no greater than 1/2". Changes in head greater than 2 1/2 inch shall be accomplished by means of a curb, ramp, divider or skirt with a height no greater than 1/2". Changes in head greater than 2 1/2 inch shall be accomplished by means of a curb, ramp, divider or skirt with a height no greater than 1/2". Changes in head greater than 2 1/2 inch shall be accomplished by means of a curb, ramp, divider or skirt with a height no greater than 1/2".

Note: All floor transitions to be located at the breaker side of the door.

Note: Verify all field dimensions and conditions prior to ordering materials or building.

ROOM	FLOOR	WALLS	WALL BASE	CEILING	NOTES
101 STORE	(E) CONCRETE FLOOR SEALED BY HEALTH DEPT APPROVED MATTE SEALER	GYP BD AND/OR 12 X 24 STACKED CERAMIC TILE	SERVICE AREA: STAINLESS STEEL W/ RAILS COVER BASE CUSTOMER AREA: WOOD BASE @ GYP WALLS	GYP BD, PAINTED WHITE	HEALTH DEPARTMENT APPROVED FINISHES THROUGHOUT
102 PREP STORAGE	(E) CONCRETE FLOOR SEALED BY HEALTH DEPT APPROVED MATTE SEALER	GYP BD, PAINTED WHITE AND FRP	HEALTH DEPARTMENT APPROVED WHITE TOPSET CERAMIC TILE COVE BASE	HEALTH DEPT APPROVED T BAR	HEALTH DEPARTMENT APPROVED FINISHES THROUGHOUT
103 WALK-IN COOLER	(E) CONCRETE FLOOR SEALED BY HEALTH DEPT APPROVED MATTE SEALER	SMOOTH STUCCO GALVALUME	SMOOTH GALVANIZED ALUMINUM COVED BASE	SMOOTH STUCCO GALVALUME	HEALTH DEPARTMENT APPROVED FINISHES THROUGHOUT

KEY	DESCRIPTION	SPEC	NOTES
①	RFT WHITE OAK WALLCOVERING, VERTICAL GRAIN	URBAN WALLCOVERING, VENEER-OAK-WHITE-RC.	ASTM E-84 CLASS A, PREFINISHED, NOTE 7 WEEK LEAD TIME.
②	GYP BOARD, PAINTED	BERLHAIM MOORE "SUPER SPEC" PAINT, COLOR: PINK2 WHITE	GYP BOARD LEVEL 5/8" TO STORE, ALL OTHER AREAS LEVEL 4" PAINT COARSELY AT WALLS, FLAT AT CEILING. BATH AT ALL DOORS, FRAMES, AND TRIM. SEMI-GLOSS FOR ALL FOOD PREP AREAS, ALL SURFACES.
③	MATTE WHITE SOLID SURFACE	MEGANITE 001A BRIGHT WHITE	MATTE FINISH
④	4" PAINTED WOOD BASE		
⑤	HEALTH DEPARTMENT APPROVED 1/4" X 1/4" CEILING OR GLOSS PAINTED GYP BD CEILING (EXISTING)	GRID: US GYP/SPAN 60X60, WHITE, PANEL: GENERAL STANDARD SERIES 74500 2X4 SMOOTH PRO PANEL IN WHITE	SMOOTH LIGHT COLORED, AND WASHABLE. SUBSTITUTIONS ALLOWED WITH WRITTEN APPROVAL.
⑥	FRP	MARLITE "STANDARD" P-100 WHITE	W/ MATCHING TRIM PIECES AS REQUIRED, SUBSTITUTIONS ALLOWED WITH WRITTEN APPROVAL.
⑦	HEALTH DEPARTMENT APPROVED WHITE TOPSET CERAMIC TILE COVE BASE	SALTILE "MATTE" ARCTIC WHITE (760) 3/8" X 1/2" SANITARY TOPSET COVE BASE W/ MATCHING COVE CORNERS AS REQ'D. POLYBLEND NON-SANDED GROUT #381 BRIGHT WHITE OR APPROVED EQUAL. MIX GROUT W/ HB FULLER "GROUT BOOST" IN PLACE OF WATER.	SMOOTH LIGHT COLORED, AND WASHABLE. SUBSTITUTIONS ALLOWED WITH WRITTEN APPROVAL.
⑧	(E) CONCRETE FLOOR SEALED BY HEALTH DEPT APPROVED CLEAR MATTE SEALER	GRIND SMOOTH AND FILL HOLES AND CRACKS AS REQUIRED	SEAL W/ AQUAMIX SEALERS CHOICE GOLD CLEAR MATTE SEALER. ALL TILE GROUTS REQUIRED. WATER DROPPED ON SEALED FLOOR MUST FORM A BEAD. SUBSTITUTIONS ALLOWED WITH WRITTEN APPROVAL.
⑨	BRUSHED STAINLESS STEEL	316 FINISH	IF FACES COVE WHERE NOTED
⑩	SMOOTH STUCCO CONFORMER (2"X 2"X 1/2" MATTE) 1/2"X 2"X 1/2" GROUT • 1/2" COX OR • 1/2" DELLOREAN GRAY		

Finish Notes

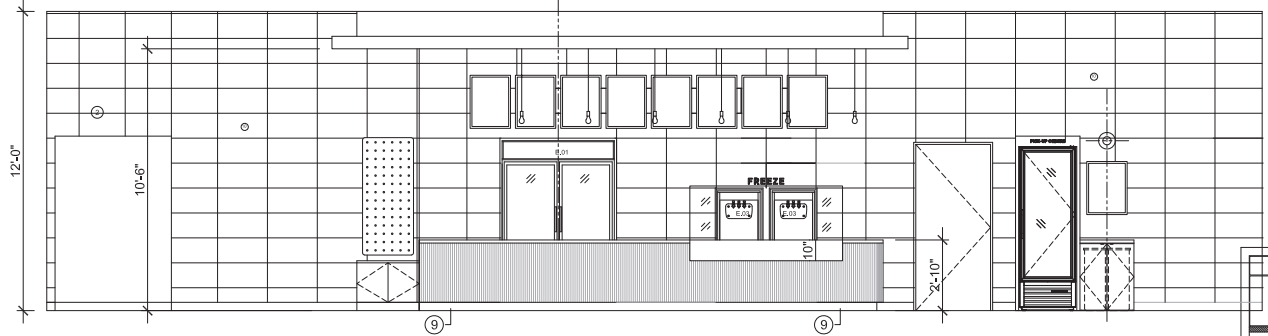
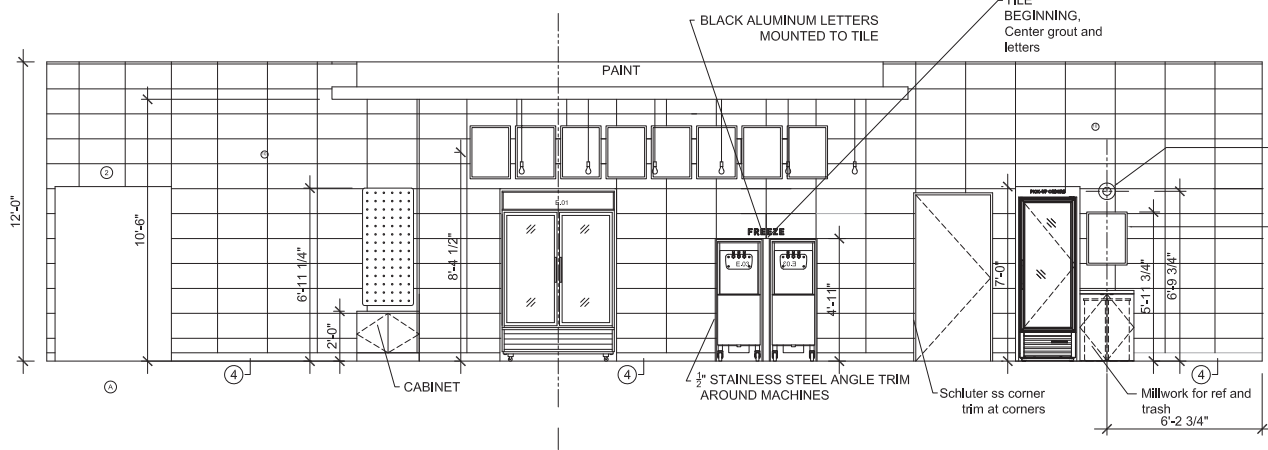
- Refer to cabinetry drawings and millwork notes for additional finish information and requirements.
- Subcontractor to verify all site conditions & dimensions prior to ordering materials. Review any discrepancies with designer.
- All finishes to be installed per manufacturers' instructions.
- All transitions between flooring materials to be centered (underneath door) in cased openings, i.e.o.s. see plan.
- Prepare floors to receive new flooring.
- Continue flooring under cabinetry at all disabled accessible sink locations, at openings for equipment and at work surface locations.

Finish all new walls & infill locations to match adjacent wall texture for a like new appearance, and requirements.

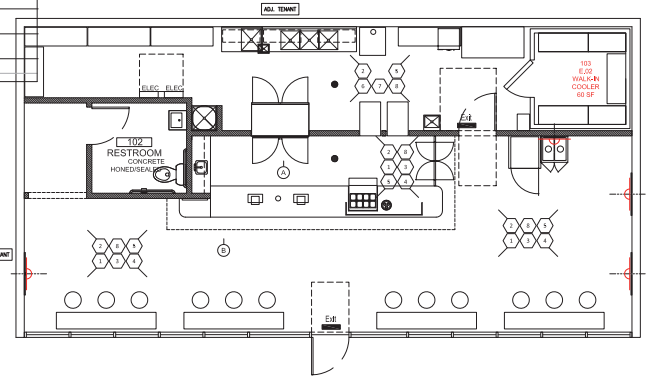
It is the responsibility of the tenant to coordinate with their janitorial service in order to wax the VCT flooring prior to punch list. G.C. to coord w/ tenant and/or janitorial service on schedule.

Submittals of all finishes & materials shall be required: Provide min. two (2) samples ea. (6" x 10" min. size) to Interior Designer for review and approval. Allow min. one (1) week for submittal process. Material shall not be ordered prior to receiving approved submittal from Interior Designer.

ALL FLOOR TILE SHALL HAVE SLIM FOOT™ CERAMIC TILE W/ 3/8" R COVE INTEGRAL WITH COVE BASE
ANY CEILING TILES SHALL BE WASHABLE VINYL FACED.



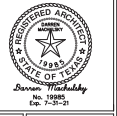
***GC TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL BEFORE FABRICATION



PRESSED JUICERY
Prestonwood, Texas
5290 Belt Line Road Suite 104
Dallas, TX
75254

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Iowa
Florida
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Massachusetts
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ARCHITECT
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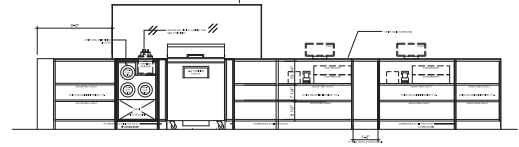
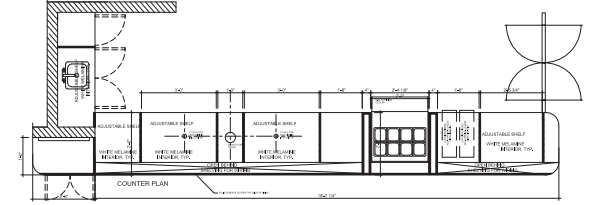
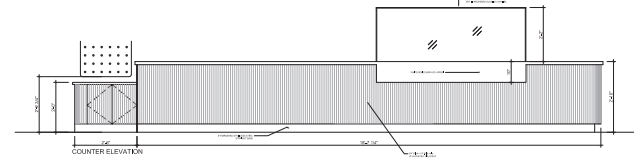
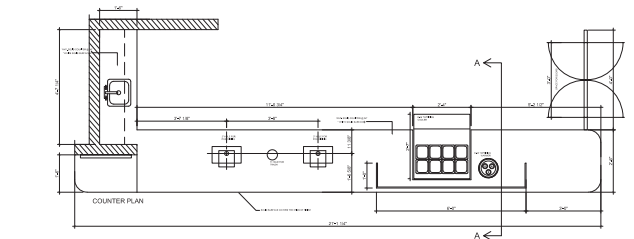
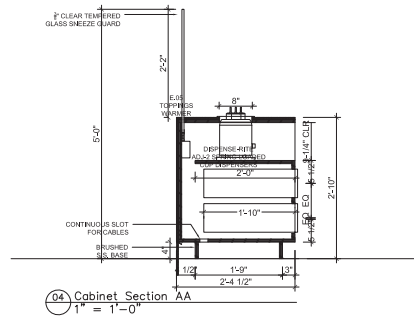


Permit 12-28-2020

REVISIONS:

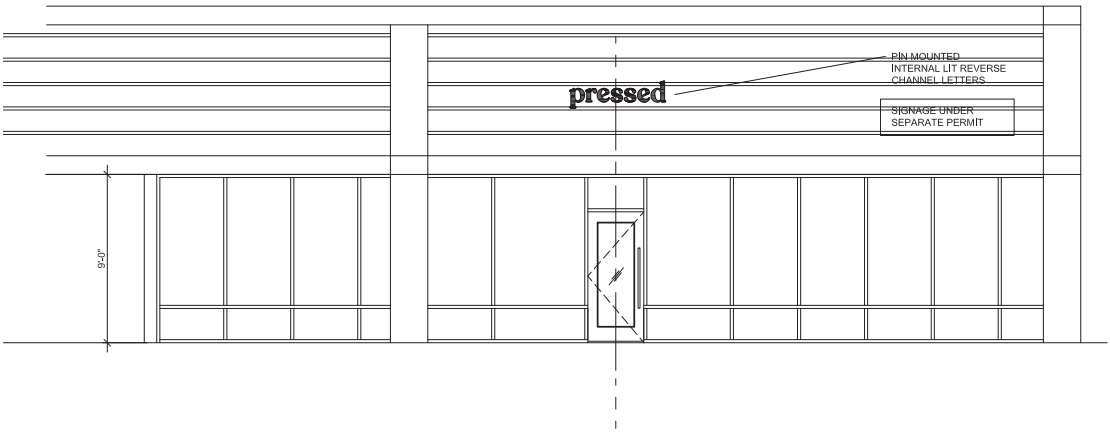
FINISH PLAN

A3.1



GC TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL

01 Cabinet Details
1/2" = 1'-0"



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754-222-1111
www.darrenmachulecky.com



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REVISIONS:

1	0	0

Permit 12-28-2020

FINISH PLAN

A3.3

Planning & Zoning Commission

5.

Meeting Date: 08/17/2021

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on Property Located at 3765 Belt Line Road, which Property is Currently Zoned PD, Planned Development, through Ordinance O92-037, by Approving a Special Use Permit for a New Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1834-SUP/Wing Boss.

Attachments

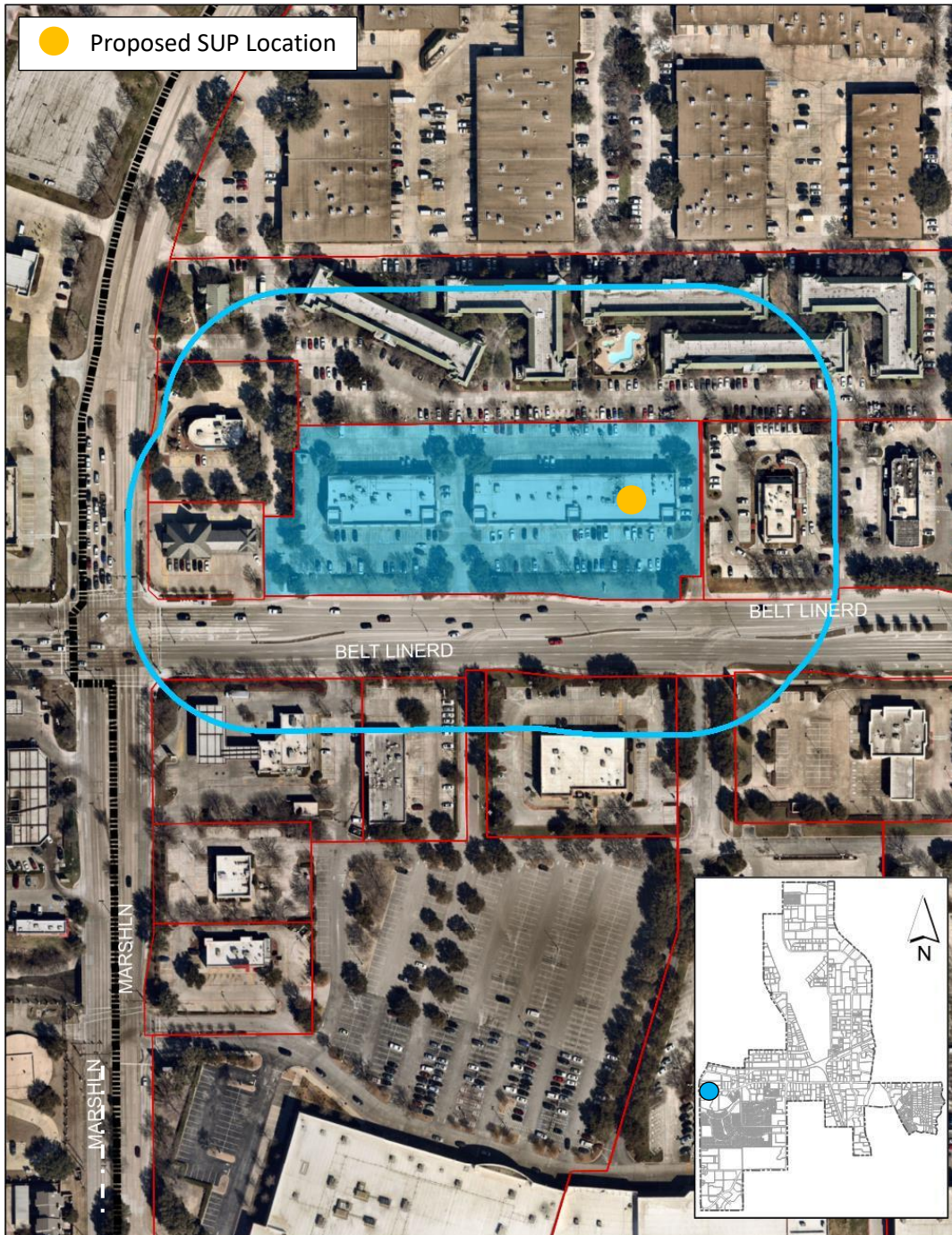
1834-SUP P&Z Packet

1834-SUP Plans

1834-SUP

PUBLIC HEARING Case 1834-SUP/Wing Boss. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3765 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O92-037, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

LOCATION MAP





August 13, 2021

STAFF REPORT

RE: 1834-SUP/Wing Boss

LOCATION: 3765 Belt Line Road

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

APPLICANT: Nelson Sanchez, +One Design | Construction

DISCUSSION:

Background: This restaurant is proposed for an existing tenant space located within the Addison Plaza shopping center, which is located on the north side of Belt Line Road, 700 feet east of Marsh Lane. This property is zoned Planned Development (PD) District governed by Ordinance No. O92-037.

This subject tenant space was previously occupied as a restaurant use, Duck Donuts, which received SUP approval in July, 2020 and is governed by SUP Ordinance O20-034. Duck Donuts has since vacated the suite and a new restaurant, Wing Boss, is requesting to occupy the suite. Additionally, the restaurant proposes to sell alcoholic beverages for on-premises consumption. As a result, a Specific Use Permit (SUP) is required for a restaurant use and the sale of alcoholic beverages for on-premises consumption.

Wing Boss is a new carryout and delivery-focused wing restaurant developed by the Dickey's Barbeque brand. Through the experience of the pandemic and the introduction of app-based delivery services, restaurants have experienced surges in delivery demand. With this concept, Dickey's has taken a [hybrid approach](#) by retaining traditional dining space and not pursuing a delivery only concept, or as it is now commonly referred to, a ghost kitchen. This location will be the first Wing Boss to be operated as a traditional restaurant space.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant with alcohol sales for on-premises consumption. The floor plan shows 1,590 square feet, inclusive of an optional 72 square-foot outdoor patio area, which may be programmed at a later date. The interior space is proposed to be modified with the addition of tables and a bar dining area. The floor plan shows a large open concept kitchen, prep area, and service counter with a dining area seating for 39 patrons and optional patio seating that could serve up to four patrons.

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. Based on the current occupancy and tenant mix of this center, parking requirements are satisfied for this project. As

occupancy increases in this center, the tenant mix will need to account for more retail or office uses in order to continue to meet the parking requirements prescribed by the PD zoning district.

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

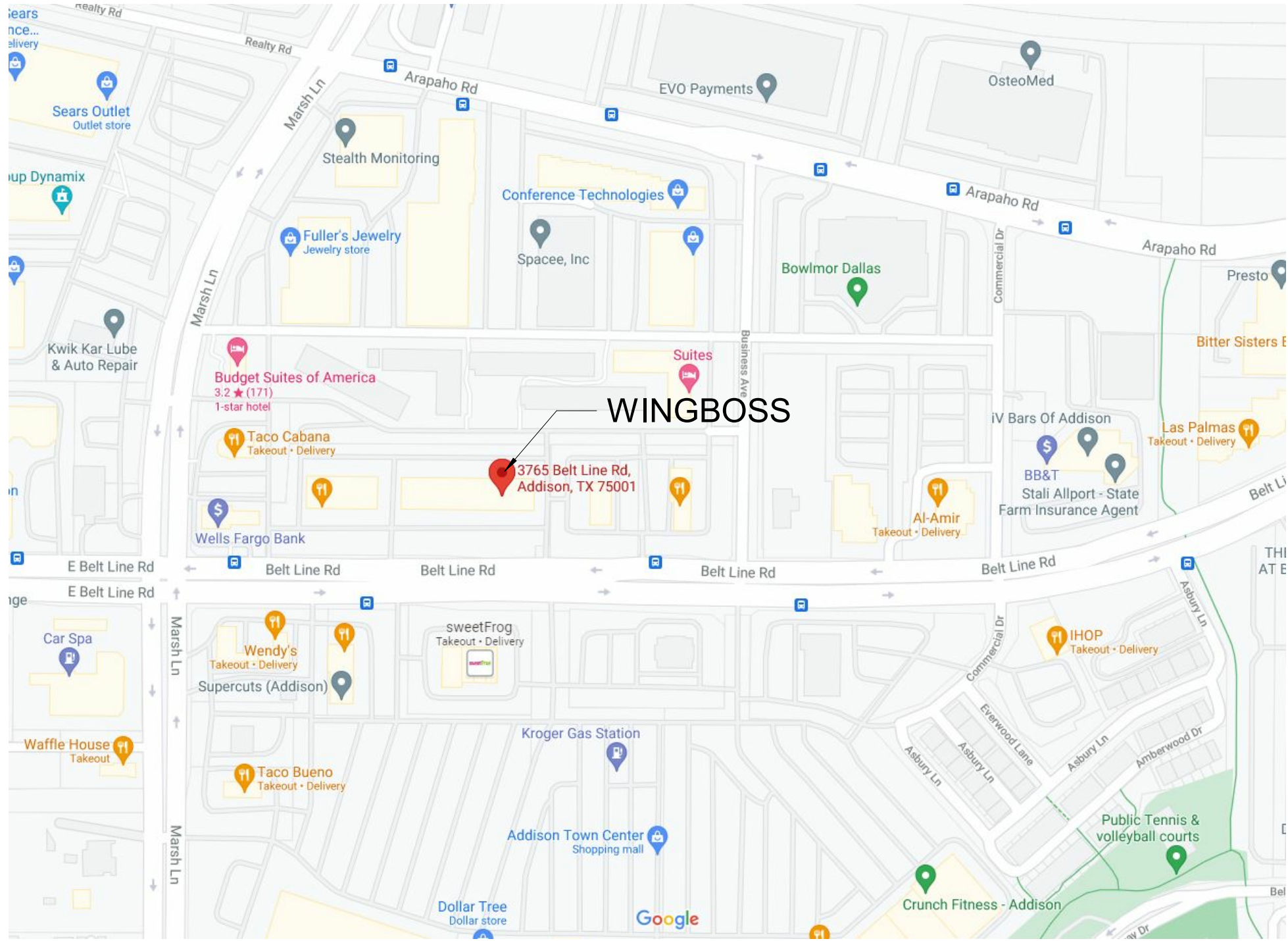
Landscaping: The Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. Staff has reviewed the Landscape Ordinance requirements and proposes that in cases such as this, where the SUP area is less than 25% of the total shopping center, the applicant 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 is not practical to require a single tenant to upgrade the entire site due to their need to obtain an SUP to occupy an existing restaurant space. Based on the size of the proposed restaurant area, as compared to the entire shopping center, Staff believes that this landscape requirement is not applicable to this request.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Restaurant occupancy in the western Belt Line corridor has experienced challenges in recent years. This new concept introduced by Dickey's Barbecue will provided needed investment in this area and will introduce a new dining option that can serve Addison diners as well as the growing delivery market.

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

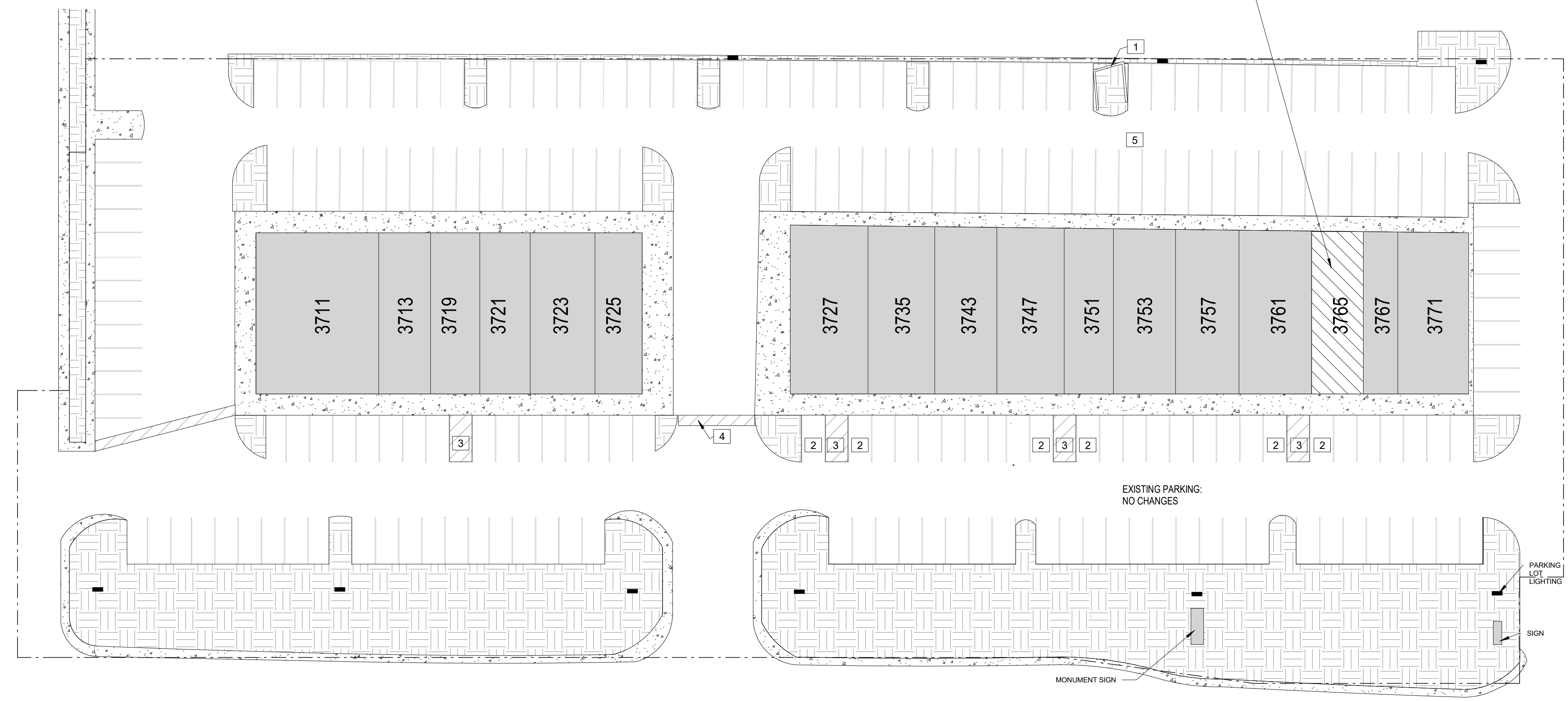
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The Duck Donuts SUP Ordinance (O20-034) is repealed concurrent to the adoption of this SUP Ordinance.



2 AREA MAP



3 VICINITY MAP



1 SITE PLAN EXISTING
SCALE: 1" = 30'-0"

PROJECT TEAM

DICKEY'S BARBECUE RESTAURANTS, INC.
 LOU D'AMBROSIA
 4514 COLE AVENUE, SUITE 1015
 DALLAS, TX 75205
 PHONE: (972) 248-9899 EXT. 768
 LDambrosia@dickeys.com

OWNER
 DICKEY'S BARBECUE RESTAURANT
 4514 COLE AVENUE

ARCHITECT
 PLUSone DESIGN & CONSTRUCTION
 DAVID PICKENS
 4925 GREENVILLE AVE (Suite 200)
 DALLAS, TX 75206
 PHONE: (972) 922-1224
 FAX: (866)-799-0268

LANDLORD
 REMINGTON ADDISON PLAZA, LLC
 8901 GOVERNORS ROW
 DALLAS, TX 75247
 CONTACT: STANLEY GRAFF
 PHONE: (214) 951-7434

CONTRACTOR
 DS JORDAN CONSTRUCTION
 ANGIE HOLIDAY-SQUIRE
 12555 BISCAYNE BLVD. (SUITE 880)
 NORTH MIAMI, FL 33181
 PHONE: (305) 899-2244

MEP ENGINEERS
 SALAS O'BRIEN
 DAVID BONAVENTURE
 2380 TOWNE CENTER BLVD.
 (SUITE 1210)
 BATON ROUGE, LA 70806
 PHONE: (225) 766-8002

Architect
 +one design
 4925 Greenville Ave
 (Suite 200)
 DALLAS, TX 75206
 (972) 922-1224
 davidp@plus1dc.com



IFC SET
07/30/21

Marsh Belt Line Shopping Center LT 4 & PT LT 3 ACS 3.6269

Store No.: 5001
3765 Belt Line Rd., Addison, TX

WING BOSS

PROJECT INFORMATION

ZONING:	EXISTING PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED USE:	RESTAURANT WITH ALCOHOL SERVICE
LOT AREA:	EXISTING LOT 4, 89,627 SQUARE FEET
INTERIOR FLOOR AREA:	1,518 SQUARE FEET
PATIO FLOOR AREA:	72 SQUARE FEET
TOTAL FLOOR AREA:	1,590 SQUARE FEET
TOTAL SEATING:	43 SEATS (BAR, TABLE, AND PATIO SEATING COMBINED)

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

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED: 16
 TOTAL PARKING PROVIDED: 16

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.
- 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 WITH WHITE METAL GATES.
- EXISTING HANDICAP ACCESSIBLE PARKING STALL. TYPICAL OF TEXAS ACCESSIBILITY STANDARDS. MIN 96" WIDE WITH ACCESSIBLE PARKING SIGNAGE.
- EXISTING 60" WIDE AISLE WITH ACCESSIBLE CURB RAMP
- EXISTING 36" WIDE STRIPED CROSSWALK.
- EXISTING OFF-STREET LOADING.

Owner
DICKEY'S BARBECUE RESTAURANT
4514 COLE AVENUE

REVISED	COMMENT	DATE

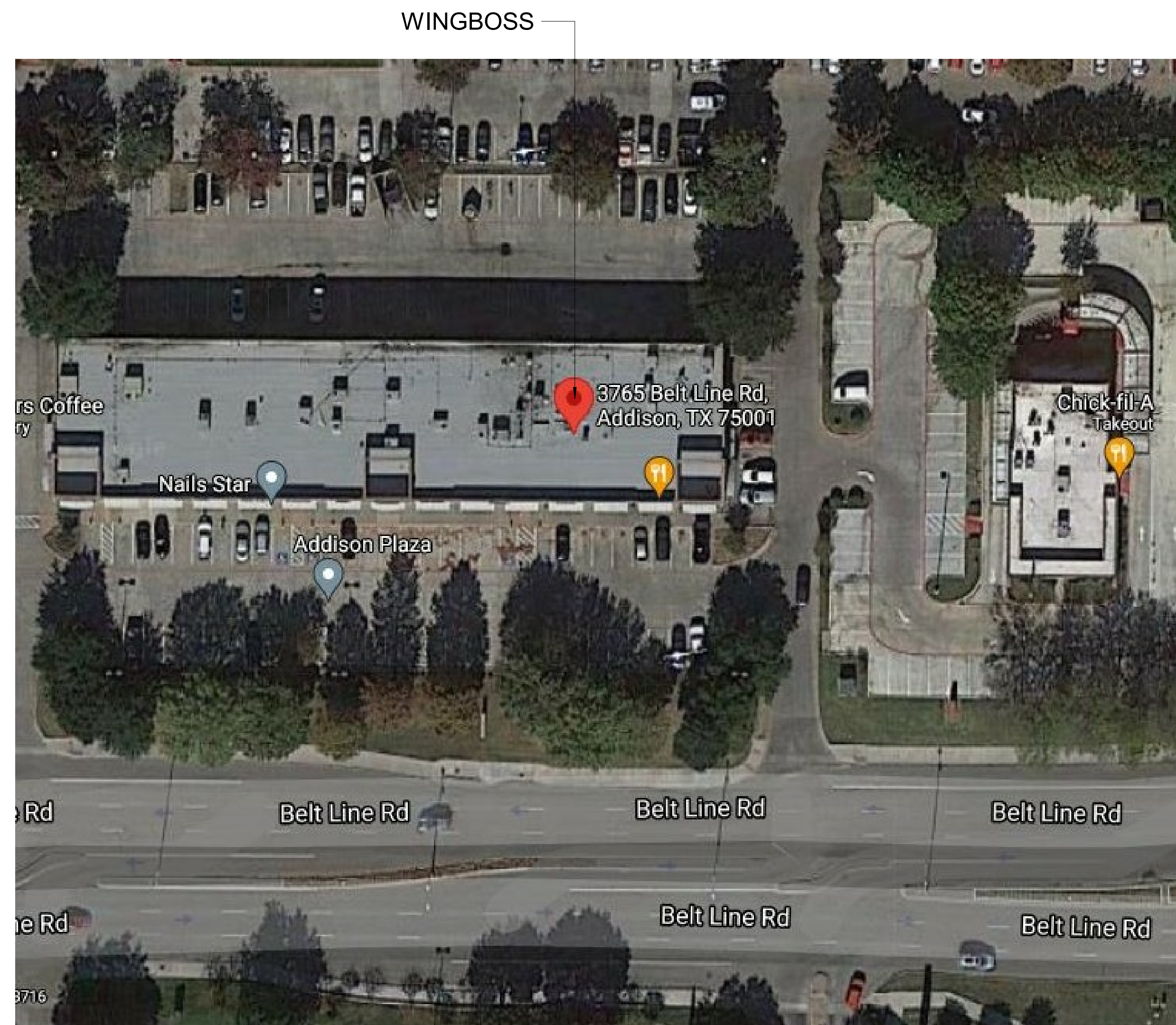
SITE PLAN

CITY PROJECT #
1834-SUP

A0.01



2 EXISTING FACADE ELEVATION



1 VICINITY MAP EXISTING

PROJECT TEAM

DICKEY'S BARBECUE RESTAURANTS, INC.
 LOU D'AMBROSIA
 4514 COLE AVENUE, SUITE 1015
 DALLAS, TX 75205
 PHONE: (972) 248-9899 EXT. 768
 LDambrosia@dickeys.com

OWNER
 DICKEY'S BARBECUE
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 4925 GREENVILLE AVE (Suite 200)
 DALLAS, TX 75206
 PHONE: (972) 922-1224
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 DALLAS, TX 75247
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 DAVID BONAVENTURE
 2380 TOWNE CENTER BLVD.
 (SUITE 1210)
 BATON ROUGE, LA 70806
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Architect
 +one design
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 DALLAS, TX 75206
 (972) 922-1224
 davidp@plus1dc.com



IFC SET
 07/30/21

Marsh Belt Line
 Shopping Center LT 4
 & PT LT 3 ACS 3.6269

Store No.: 5001
 3765 Belt Line Rd.,
 Addison, TX

WING BOSS

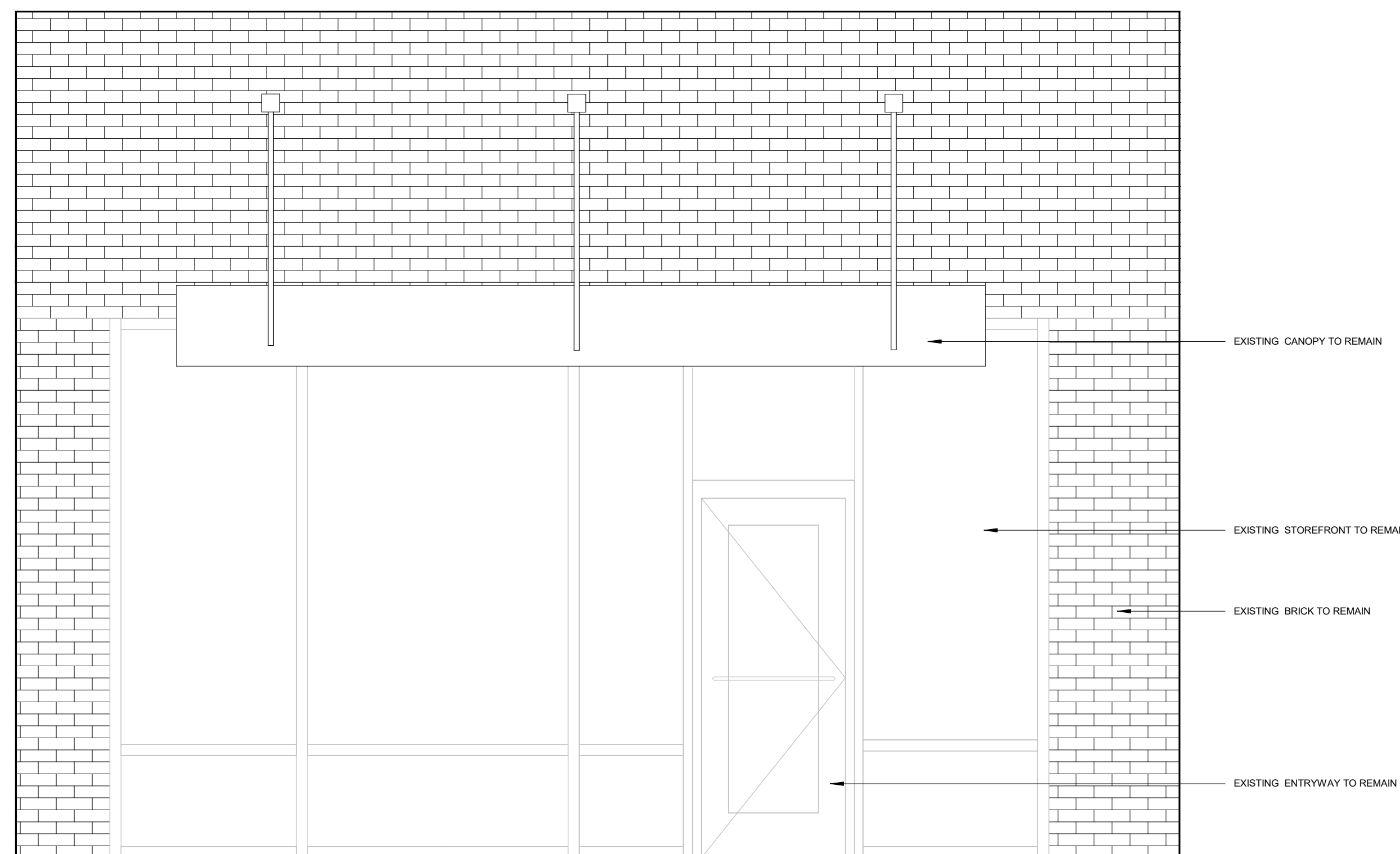
PROJECT INFORMATION

ZONING:	EXISTING PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED USE:	RESTAURANT WITH ALCOHOL SERVICE
LOT AREA:	EXISTING LOT 4, 89,627 SQUARE FEET
BUILDING HEIGHT:	EXISTING (1) STORY, 23'-0" +/-
INTERIOR FLOOR AREA:	1,518 SQUARE FEET
PATIO FLOOR AREA:	72 SQUARE FEET
TOTAL FLOOR AREA:	1,590 SQUARE FEET
TOTAL INTERIOR SEATING:	44 SEATS (BAR AND TABLE SEATING COMBINED)

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

FACADE PLAN NOTES

- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.
- NO FACADE CHANGES EXCEPT NEW EXTERIOR BUILDING SIGNAGE.



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

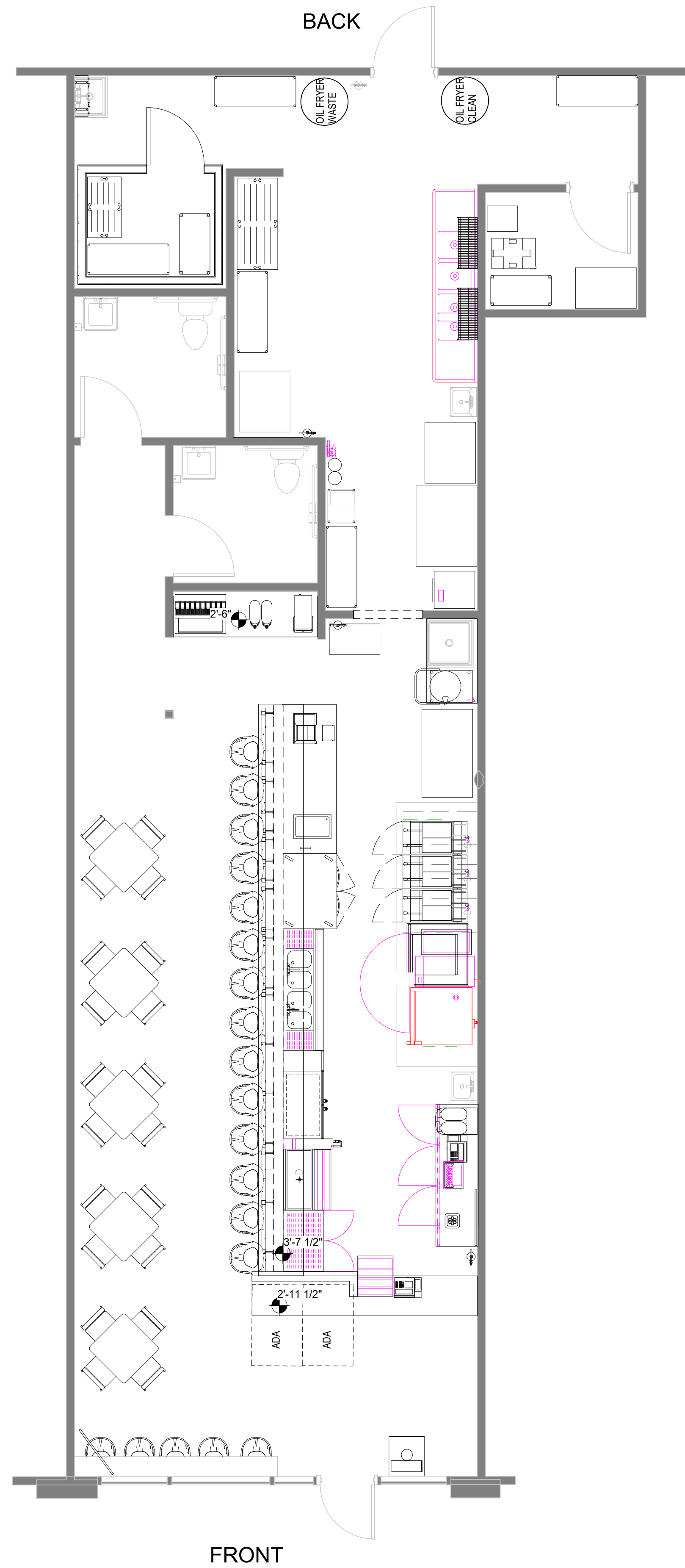
Owner
**DICKEY'S BARBECUE
 RESTAURANT**
 4514 COLE AVENUE

REVISED	COMMENT	DATE

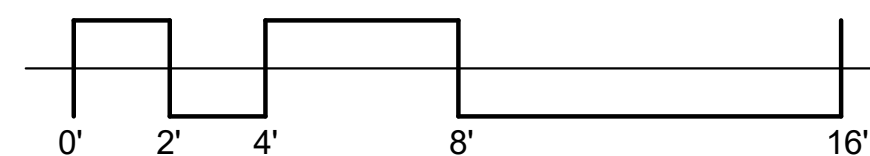
EXTERIOR ELEVATIONS

CITY PROJECT #
 1834-SUP

A0.02



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



PROJECT TEAM

DICKEY'S BARBECUE RESTAURANTS, INC.
 LOU D'AMBROSIA
 4514 COLE AVENUE, SUITE 1015
 DALLAS, TX 75205
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 DICKEY'S BARBECUE
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 DAVID PICKENS
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 DALLAS, TX 75206
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 2380 TOWNE CENTER BLVD.
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PROJECT INFORMATION

ZONING:	EXISTING PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED USE:	RESTAURANT WITH ALCOHOL SERVICE
LOT AREA:	EXISTING LOT 4, 89,627 SQUARE FEET
INTERIOR FLOOR AREA:	1,518 SQUARE FEET
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IFC SET
 07/30/21

Marsh Belt Line
 Shopping Center LT 4
 & PT LT 3 ACS 3.6269

Store No.: 5001
 3765 Belt Line Rd.,
 Addison, TX

WING BOSS

Owner
**DICKEY'S BARBECUE
 RESTAURANT**
 4514 COLE AVENUE

REVISED	COMMENT	DATE

FLOOR PLAN

CITY PROJECT #
 1834-SUP

A0.03

Meeting Date: 08/17/2021

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on a 1.24 Acre Property Located at 14999 Montfort Drive, from Local Retail (LR) to a Planned Development (PD) District with modified LR District Standards, and Approving a Special Use Permit for a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1832-Z/Loro Asian Smokehouse.

Attachments

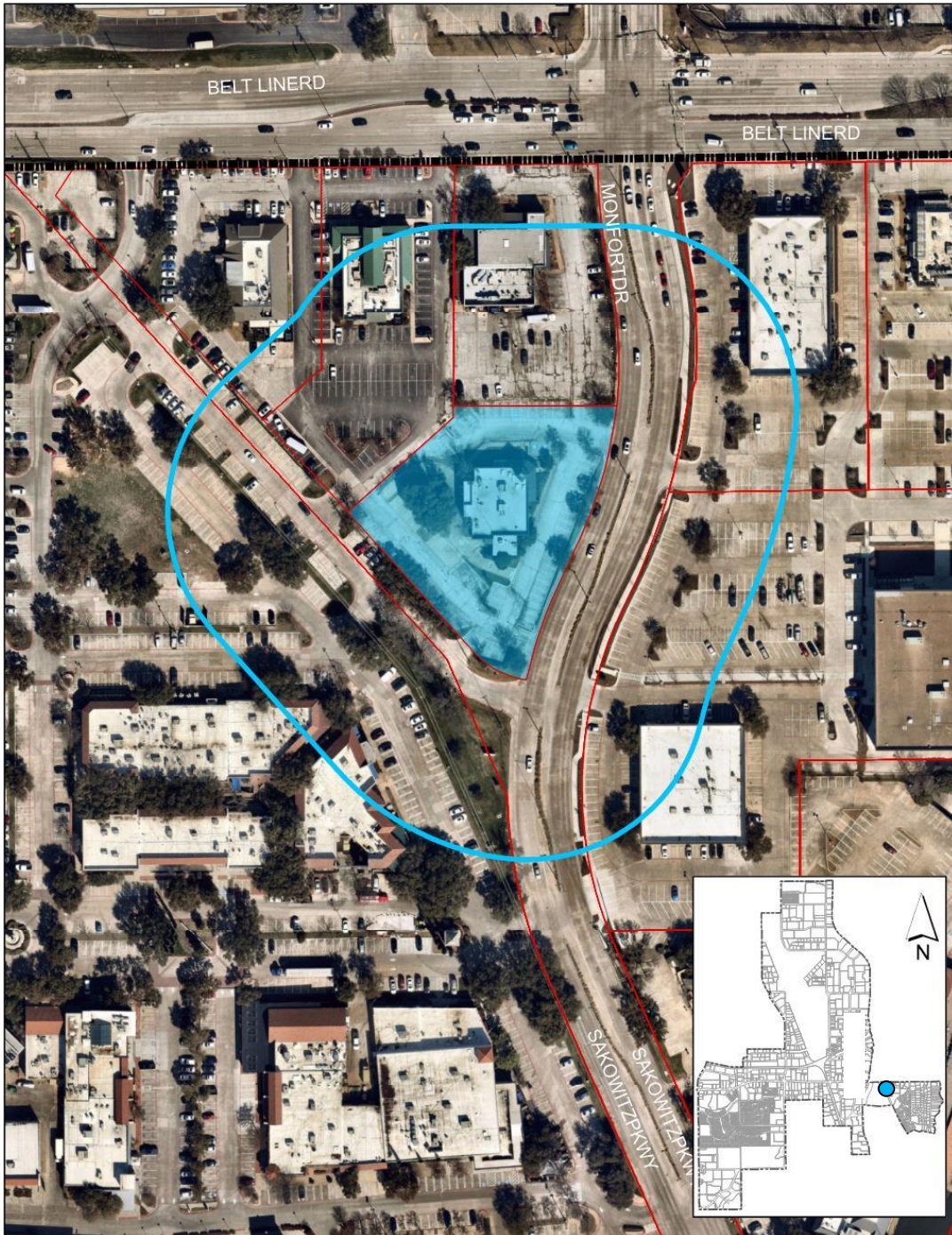
1832-Z P&Z Packet

1832-Z Plans

1832-Z

PUBLIC HEARING Case 1832-Z/Loro Asian Smokehouse. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 1.24 acre property located at 14999 Montfort Drive, from Local Retail (LR) to a Planned Development (PD) District with modified LR District standards, and approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on premises consumption only.

LOCATION MAP





August 13, 2021

STAFF REPORT

RE: 1832-Z/Loro Asian Smokehouse

LOCATION: 14999 Montfort Drive

REQUEST: Approval to rezone the property from Local Retail (LR) to a Planned Development District (PD) with modified LR District standards, and a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only.

APPLICANT: Polo Padilla, ID Studio4, LLC

DISCUSSION:

Background: This request is specific to the 1.24 acre property located at 14999 Montfort Drive, which is zoned Local Retail and has an existing Special Use Permit (SUP) (Ordinance No. 095-062) for a previous restaurant concept with alcohol sales for on-premises consumption. The property currently houses a vacant restaurant building, formerly occupied by The Flying Saucer.

The applicant, Loro Asian Smokehouse, is an Austin-based restaurant concept established by award-winning chefs Tyson Cole (Uchi and Uchiko) and Aaron Franklin (Franklin Barbecue). Loro’s menu features grilled and smoked meats with Southeast Asian and Japanese-inspired sauces, sides, and a bar that boasts craft beer, boozy slushes, and batch cocktails. The first Loro location was established in Austin in 2018, and the second location opened earlier this summer, in East Dallas. With ongoing plans to open a Houston location, Addison would be the fourth location for the Loro brand. This proposed Addison location would operate similar to other locations and would be open from 11 am – 10 pm, Sunday through Thursday, and 11 am – 11 pm on Friday and Saturday.

The applicant is proposing to demolish the existing building and construct a new restaurant with a patio area for outdoor dining. Rezoning from the Local Retail (LR) District to a Planned Development (PD) District has been requested in order to accommodate a modified parking ratio for restaurant uses. The LR District requires one parking space for every 70 square feet of restaurant floor area. The proposed PD District specifies one parking space for every 100 square feet of restaurant floor area. Additional conditions addressed by the proposed PD District include:

- The allowance for outside storage of wood for the restaurant’s smoker, provided that it is in a fenced area and is screen from view.

- Accommodating a modified landscape buffer at the Montfort Drive frontage in order to provide for a larger sidewalk and to allow for sufficient parking for this site to remain economically viable for restaurant use.

In addition to this PD Rezoning request, a new SUP is required to accommodate the proposed restaurant use with alcohol sales for on-premises consumption.

Proposed Plan: The proposed restaurant includes a total service area of 7,764 square feet, consisting of 4,856 square feet of air-conditioned space, an 803 square foot covered outdoor dining patio, a 1,417 square foot uncovered outdoor dining patio, and a 688 square foot waiting area with outdoor bar service. Additional exterior programming includes screened areas for the restaurant's smokers and wood storage. The interior floor plan includes table and bar seating and a substantial kitchen. Exterior dining areas are programmed with table and bench seating, while the exterior waiting area is not planned to include seating. Total seating accommodates 282 guests, with 164 accommodated within the building and 118 accommodated in the covered and uncovered patio dining areas.

Parking: With the proposed PD District, one parking space is required for every 100 square feet of restaurant floor area. With 7,764 square feet of service area, this site is required to accommodate at least 78 parking spaces to comply with this requirement. The applicant exceeds this requirement by providing 80 parking spaces and fully complies with TAS/ADA standards by providing four handicapped accessible parking spaces.

Exterior Facades. The current building façade for the former Flying Saucer space is primarily comprised of wood siding. With their proposed façade plan for this new building, the applicant proposes a mix of warm-toned brick masonry, CMU block, concrete, wood fencing, and its signature board and batten wood siding in order to capture Loro's "Texas dance hall" architectural theme. With its standing seam metal roof and diverse pallet of materials, this provides a unique, visually interesting façade that substantially exceeds the quality of the existing condition.

Solid waste facilities are located at the northwest quadrant of the site, screened in a masonry enclosure, with the opening oriented away from Montfort Drive.

Landscaping: The Town's Landscape Ordinance requires that properties be brought up to current standards, where possible, when they undergo a zoning process. The landscape plans have been reviewed for compliance with the Landscape Ordinance. The site currently has 17.6% landscape coverage, out of the required 20%, and the plans show an increase of landscape coverage to 18.1%. Instead of full landscape compliance, the applicant has worked with staff to implement a wider sidewalk on Montfort Drive and has planted additional trees in private open space areas that do not otherwise count towards landscape area requirements. Additionally, the applicant's site design has made landscape areas more functional and aesthetically appealing by removing the service driveway that previously traversed the west side of the site.

While the landscape plans do not fully meet the 20% landscape coverage requirement, the proposed improvements move the site closer to compliance while providing more functional and aesthetically appealing landscape areas, and additional private open space. The applicant's treatment of the Montfort Drive streetscape will improve pedestrian safety and comfort along that corridor.

Due to existing grade changes and the need to widen the sidewalk on Montfort Drive, trees that currently exist at the Montfort frontage will need to be removed. The applicant will be providing

replacement trees on site, and where additional mitigation may be required, mitigation fees will be assessed during the civil site design process.

Streetscapes: The Master Transportation Plan (MTP) provides streetscape standards for various street types and as properties develop, redevelop, or go through the zoning process, compliance with the MTP should occur, where feasible. The Montfort Drive corridor standards call for a five-foot minimum parkway buffer from the road, and a six-foot sidewalk. The applicant is dedicating right-of-way and has modified their parking and drive aisles in order to accommodate the six-foot sidewalk and to provide as large a buffer as possible, without making the property economically unviable for restaurant use. Within this three-foot buffer, the applicant will be planting short hedges to contribute to pedestrian comfort, and within their parking lot, new canopy trees will be planted in landscape medians. There are future plans for the Town to reconstruct Montfort Drive, and staff will examine opportunities to increase the size of this buffer to allow trees to be planted between the sidewalk and the curb.

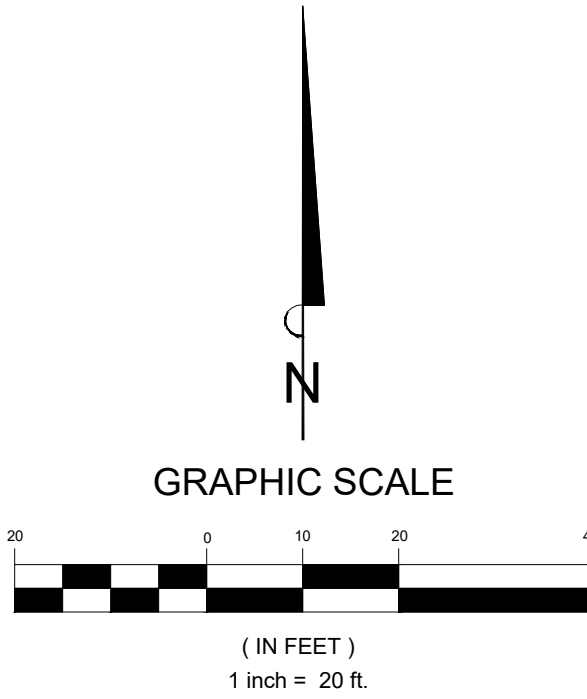
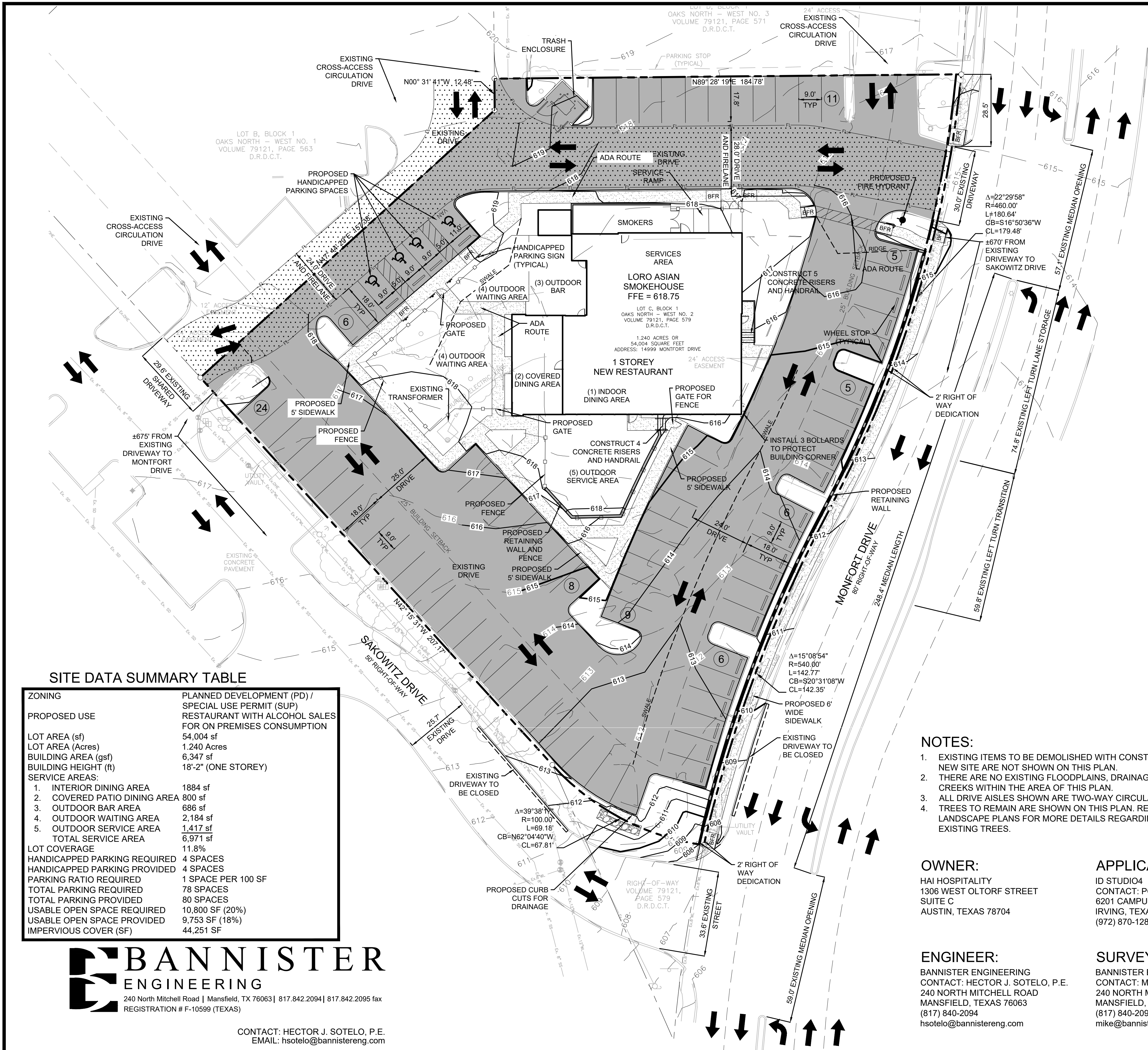
With these improvements, the applicant will significantly improve one of the least comfortable pedestrian corridors in Addison.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Loro Asian Smokehouse is a highly regarded restaurant concept that will strongly contribute to the diversity of restaurant options in Addison. Its unique culinary concepts, Texas dance hall architectural theme, and highly curated patio spaces will create a destination concept at the former Flying Saucer space. The investment the applicant proposes will eliminate a vacant space and improve the pedestrian experience and aesthetic appeal of the Montfort Drive corridor.

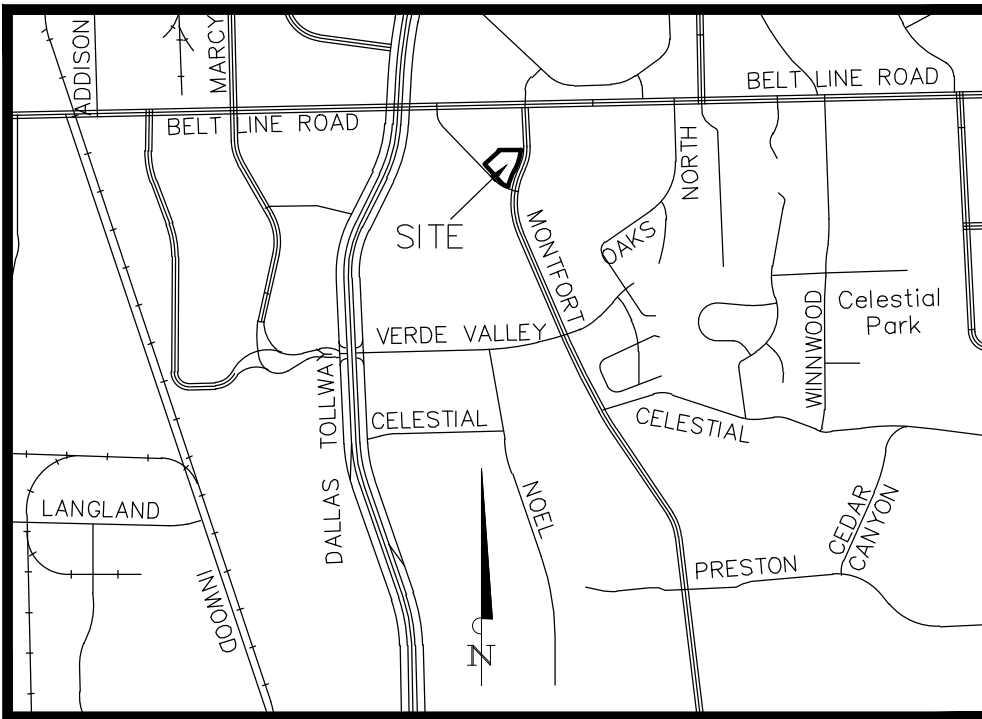
Staff recommends approval of the request, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- SUP Ordinances 430 and 095-062, which are associated with former restaurant uses at this property, are repealed concurrent to the adoption of this PD rezoning and SUP Ordinance.



LEGEND

	EXISTING FIRE LANE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK / FLATWALK
	ACCESSIBLE PARKING SPACE
	BARRIER FREE RAMP
	EXISTING FIRE LANE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TRAFFIC DIRECTION



SITE DATA SUMMARY TABLE

ZONING	PLANNED DEVELOPMENT (PD) / SPECIAL USE PERMIT (SUP)
PROPOSED USE	RESTAURANT WITH ALCOHOL SALES FOR ON PREMISES CONSUMPTION
LOT AREA (sf)	54,004 sf
LOT AREA (Acres)	1.240 Acres
BUILDING AREA (gsf)	6,347 sf
BUILDING HEIGHT (ft)	18'-2" (ONE STOREY)
SERVICE AREAS:	
1. INTERIOR DINING AREA	1884 sf
2. COVERED PATIO DINING AREA	800 sf
3. OUTDOOR BAR AREA	686 sf
4. OUTDOOR WAITING AREA	2,184 sf
5. OUTDOOR SERVICE AREA	1,417 sf
TOTAL SERVICE AREA	6,971 sf
LOT COVERAGE	11.8%
HANDICAPPED PARKING REQUIRED	4 SPACES
HANDICAPPED PARKING PROVIDED	4 SPACES
PARKING RATIO REQUIRED	1 SPACE PER 100 SF
TOTAL PARKING REQUIRED	78 SPACES
TOTAL PARKING PROVIDED	80 SPACES
USABLE OPEN SPACE REQUIRED	10,800 SF (20%)
USABLE OPEN SPACE PROVIDED	9,753 SF (18%)
IMPERVIOUS COVER (SF)	44,251 SF

- NOTES:**
- EXISTING ITEMS TO BE DEMOLISHED WITH CONSTRUCTION OF NEW SITE ARE NOT SHOWN ON THIS PLAN.
 - THERE ARE NO EXISTING FLOODPLAINS, DRAINAGE WAYS OR CREEKS WITHIN THE AREA OF THIS PLAN.
 - ALL DRIVE AISLES SHOWN ARE TWO-WAY CIRCULATION.
 - TREES TO REMAIN ARE SHOWN ON THIS PLAN. REFER TO LANDSCAPE PLANS FOR MORE DETAILS REGARDING REMOVAL OF EXISTING TREES.

OWNER:
 HAI HOSPITALITY
 1306 WEST OLTORF STREET
 SUITE C
 AUSTIN, TEXAS 78704

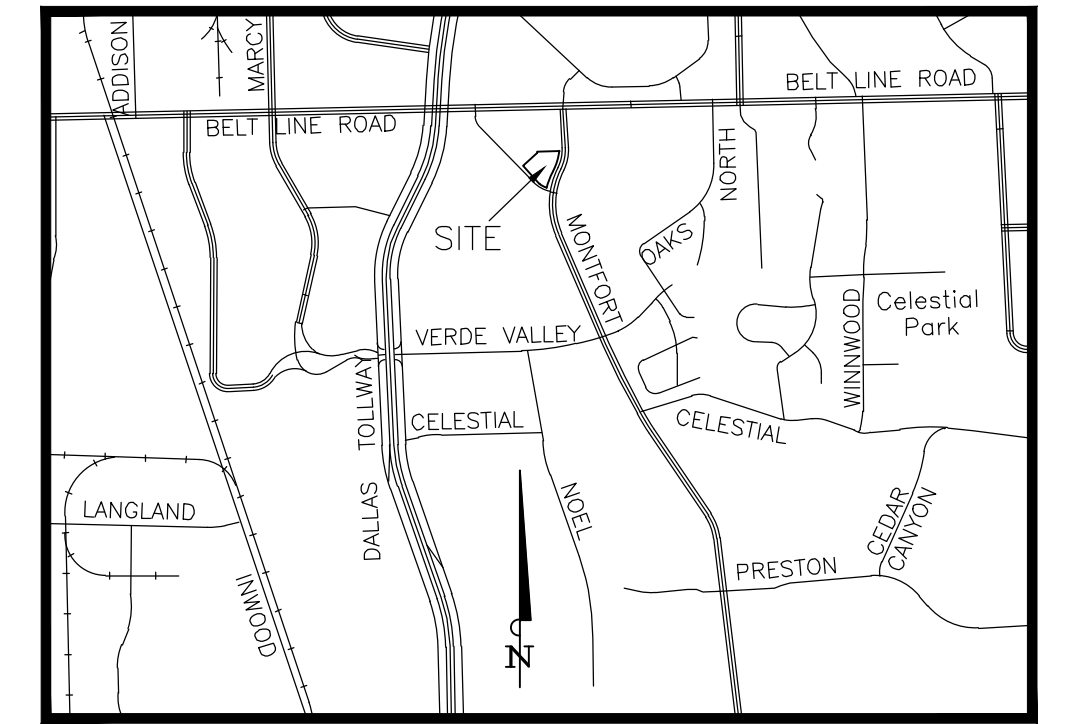
APPLICANT:
 ID STUDIO4
 CONTACT: POLO EUSEBIO
 6201 CAMPUS CIRCLE DRIVE E
 IRVING, TEXAS 75063
 (972) 870-1288

ENGINEER:
 BANNISTER ENGINEERING
 CONTACT: HECTOR J. SOTELO, P.E.
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 (817) 840-2094
 hsocketo@bannistereng.com

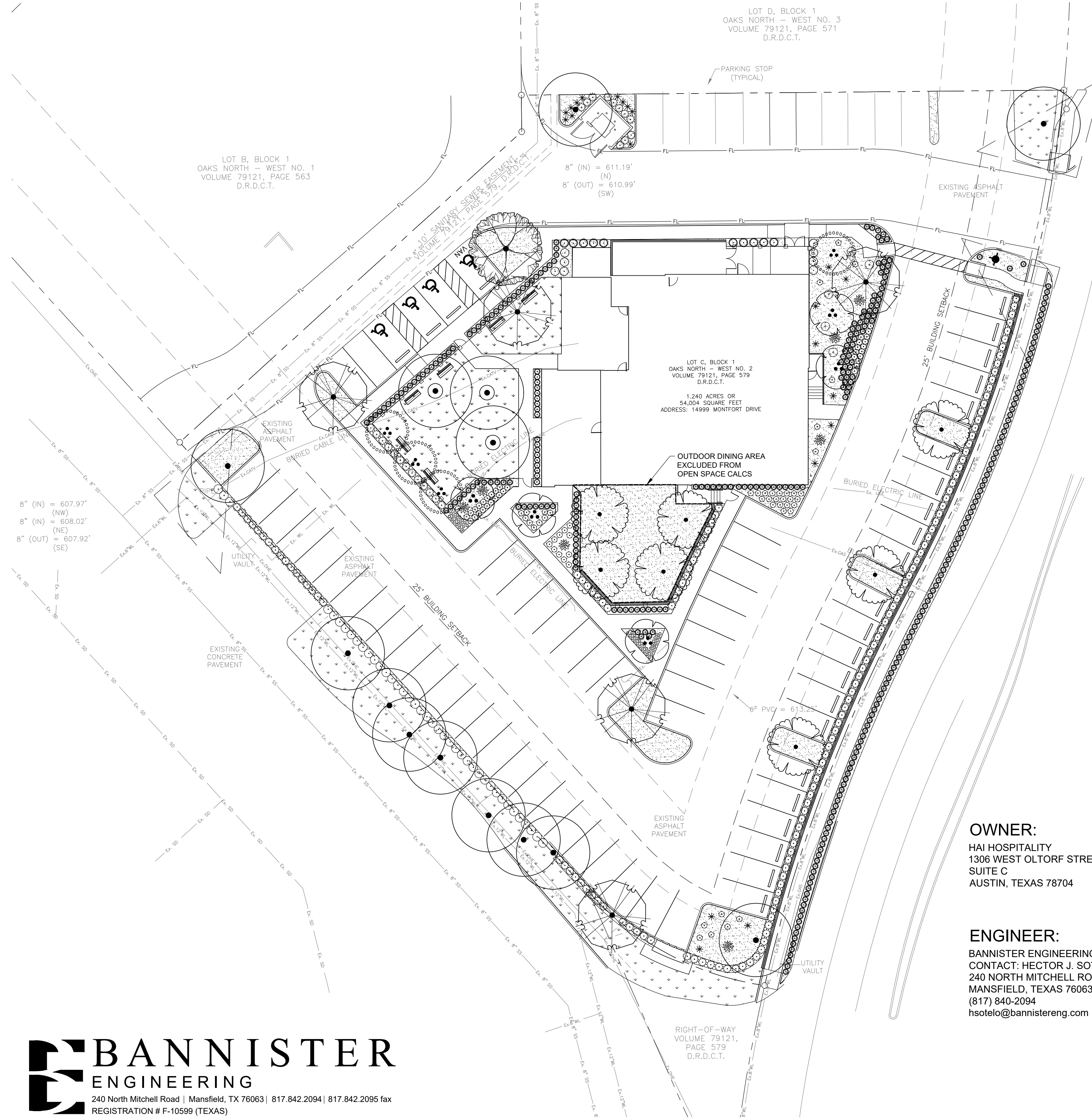
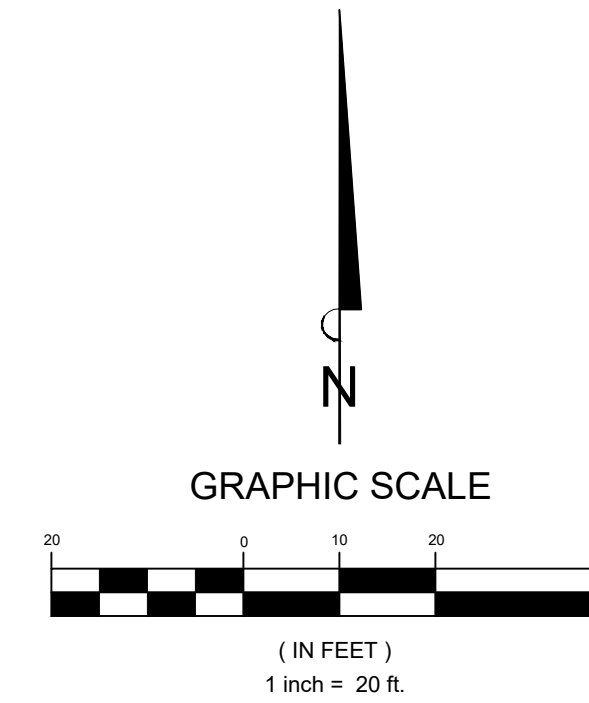
SURVEYOR:
 BANNISTER ENGINEERING
 CONTACT: MIKE DAVIS, R.P.L.S.
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 (817) 840-2094
 mike@bannistereng.com



CONTACT: HECTOR J. SOTELO, P.E.
 EMAIL: hsocketo@bannistereng.com



VICINITY MAP
NOT TO SCALE



	Required	Provided
Landscape Area	10,801 20%	9,753 18%
Parking Lot Screening	✓	✓
Landscape Buffer Strip Adjacent to Montfort	✓	✓

	Removed	Planted
Canopy Trees	21	13
Ornamental Trees	14	9

	Required	Provided
Parking Lot Area (23,137 SF)		
Parking Lot Landscaping (5%)	1,157	2,942

EXISTING TREES	QTY	BOTANICAL / COMMON NAME	CAL
	14	EXISTING TREE TO REMAIN	N/A
EXISTING SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	41	EXISTING SCREENING SHRUB TO REMAIN	N/A
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES
	PER PLAN	DECOMPOSED GRANITE	
	PER PLAN	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	

TREES	QTY	BOTANICAL / COMMON NAME	CAL
	5	CHILOPSIS LINEARIS DESERT WILLOW	3"
	1	QUERCUS SHUMARDII SHUMARD RED OAK	3"
	4	ILEX VOMITORIA YAUPON HOLLY	3"
	5	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3"
	7	ULMUS CRASSIFOLIA CEDAR ELM	3"
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	7	AGAVE AMERICANA CENTURY PLANT	15 GAL.
	169	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA	3 GAL
	86	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA	3 GAL.
	8	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	3 GAL
	10	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO MAIDEN GRASS	3 GAL
	305	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS	1 GAL
	18	PENNISSETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL
	48	RUPELLIA BRITTONIANA 'KATIE' KATIE MEXICAN PETUNIA	1 GAL
	5	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	3 GAL.
	21	YUCCA RECURVIFOLIA 'COLOR GUARD' 'COLOR GUARD' YUCCA	3 GAL.

OWNER:
HAI HOSPITALITY
1306 WEST OLTORF STREET
SUITE C
AUSTIN, TEXAS 78704

APPLICANT:
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CONTACT: POLO EUSEBIO
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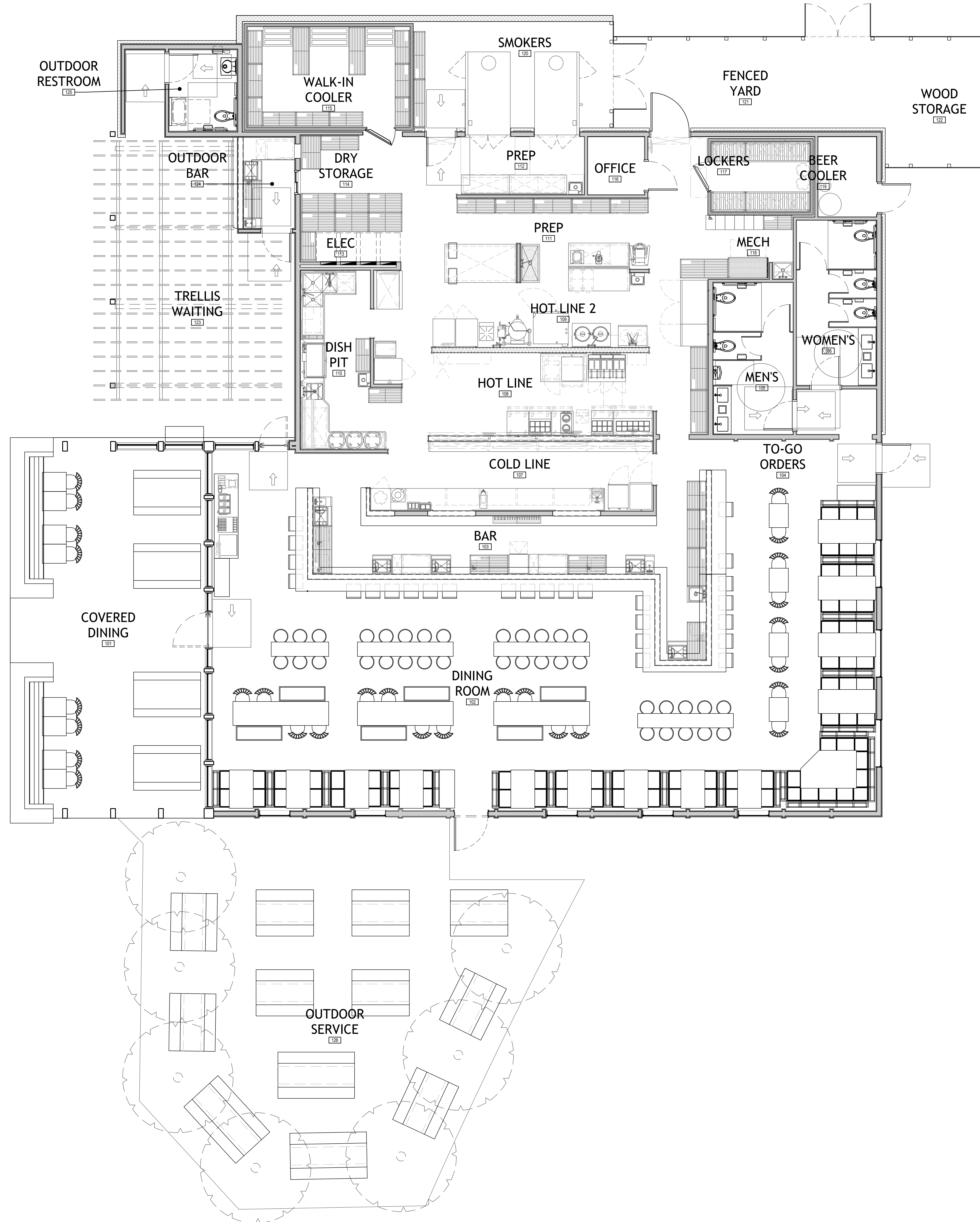
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mike@bannistereng.com

**PD/SUP
LANDSCAPE PLAN
FOR
LORO ASIAN SMOKEHOUSE**
LOT C, BLOCK 1, OAKS NORTH - WEST NO. 2
LOCATED IN THE ALLEN BLEDSOE SURVEY,
ABSTRACT 157,
BEING 1.240 ACRES IN
THE TOWN OF ADDISON, TEXAS
DALLAS COUNTY
ADDISON PROJECT NUMBER: 1832-Z
Date Prepared: August 02, 2021

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

CONTACT: HECTOR J. SOTELO, P.E.
EMAIL: hsotelo@bannistereng.com



BUILDING DATA			
FLOOR	CONDITIONED AREA:	4,856 SQ. FT.	
	SMOKER AREA:	362 SQ. FT.	
	COVERED OUTDOOR DINING:	803 SQ. FT.	
	OUTDOOR BAR:	686 SQ. FT.	
	OUTDOOR SERVICE:	1,417 SQ. FT.	
	GRAND TOTAL AREA:	8,126 SQ. FT.	
SEATING COUNT			
INTERIOR			
2 TOP TABLE x	4	=	8
4 TOP BOOTH x	9	=	36
6 TOP BOOTH x	4	=	24
8 TOP BOOTH x	1	=	8
9 TOP TABLE x	1	=	9
8 TOP TABLE x	3	=	24
10 TOP TABLE x	3	=	30
BAR SEATING x	28	=	28
TOTAL INTERIOR:	17	=	164
EXTERIOR			
2 TOP BANQUETTE x	8	=	16
6 TOP TABLE x	4	=	24
6 TOP PICNIC TABLE x	9	=	54
8 TOP PICNIC TABLE x	3	=	24
TOTAL PATIO:	12	=	118
TOTAL SEATING (INTERIOR + EXTERIOR):		=	282
H.C. SEATING REQUIRED			
TOTAL INTERIOR SEATS	164	.05	= 9 SPACES REQ'D INTERIOR
TOTAL PATIO SEATS	40	.05	= 2 SPACES REQ'D EXTERIOR
IBC SECTION 1004 - OCCUPANCY LOAD CALC.			
AREA	SQUARE FOOTAGE OR LENGTH	OCCUPANT LOAD FACTOR	OCCUPANCY AMOUNT
ASSEMBLY WITHOUT FIXED SEATS		1 PER 24"	42
STANDING	600	5 NET	120
UNCONCENTRATED	1884	15 NET	126
COMMERCIAL KITCHEN	1897	200 GROSS	10
MECHANICAL EQUIPMENT ROOM	96	300 GROSS	1
EGRESS OCCUPANCY TOTAL			299
IBC SECTION 1005 - MEANS OF EGRESS WIDTH			
OCCUPANTS	FACTOR	TOTAL EGRESS WIDTH REQUIRED	TOTAL EGRESS WIDTH PROVIDED
299	0.20" PER OCCUPANT	60 IN.	199 IN.
EXIT OCCUPANCY LOADS			
DOOR OR GATE #	EGRESS WIDTH PROVIDED	OCCUPANCY LOAD	
#1	43 IN.	96	
#2	36 IN.	96	
#3	36 IN.	96	
#4	42 IN.	11	
	199 IN. PROVIDED		
EGRESS LAYOUT NOTES			
1) TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS.			
A) EACH GRADE LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"			
B) EACH EXIT, EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE"			
EGRESS AISLE LEGEND			
	CLEAR FLOOR SPACE		
	EXIT PATH		
FURNISHING NOTES			
1 HEIGHT OF ADA TABLES AND COUNTERS SHALL BE 28" MINIMUM-34" MAXIMUM			
2 MANUEVERING CLEARANCE SHALL BE 30"x48"			
3 KNEE CLEARANCE SHALL BE 27" HIGH, 17" DEEP AND 30" WIDE			
SERVICE AREAS			
INTERIOR DINING AREA:	1,884 SQ. FT.		
COVERED PATIO DINING:	800 SQ. FT.		
OUTDOOR BAR AREA:	686 SQ. FT.		
OUTDOOR WAITING AREA:	2,184 SQ. FT.		
OUTDOOR SERVICE AREA:	1,417 SQ. FT.		
GRAND TOTAL AREA:	6,971 SQ. FT.		

6010 CAMPUS CIRCLE DRIVE E
AUSTIN, TEXAS 78704
TEL: 512.707.0288
WWW.IDSTUDIO.COM

CORPORATE:

HAI HOSPITALITY
1306 W. OLTORF STREET, SUITE C
AUSTIN, TEXAS 78704
www.haihospitality.com

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07/08/2021

LORO'S ASIAN SMOKEHOUSE & BAR
ADDISON, TX

CLIENT: HAI HOSPITALITY
1306 W. OLTORF STREET, SUITE C
AUSTIN, TEXAS 78704

LORO

ASIAN SMOKEHOUSE & BAR

DATE

DESCRIPTION

18.30.2021

ISSUE FOR PLAN DEVELOPMENT

11.17.2021

ISSUE FOR PVT

DATE

DESCRIPTION

DATE

DESCRIPTION

FURNITURE FLOOR PLAN

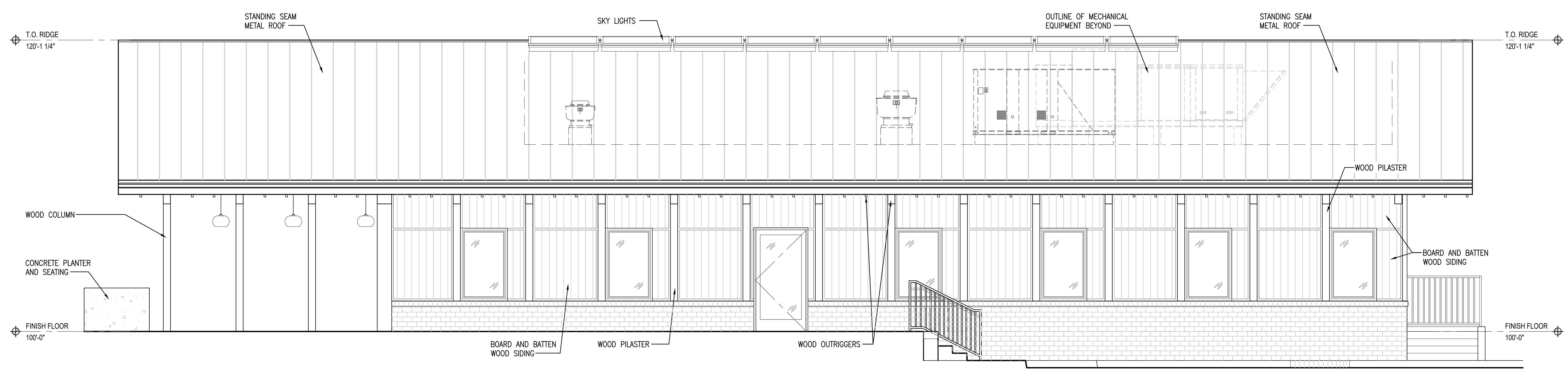
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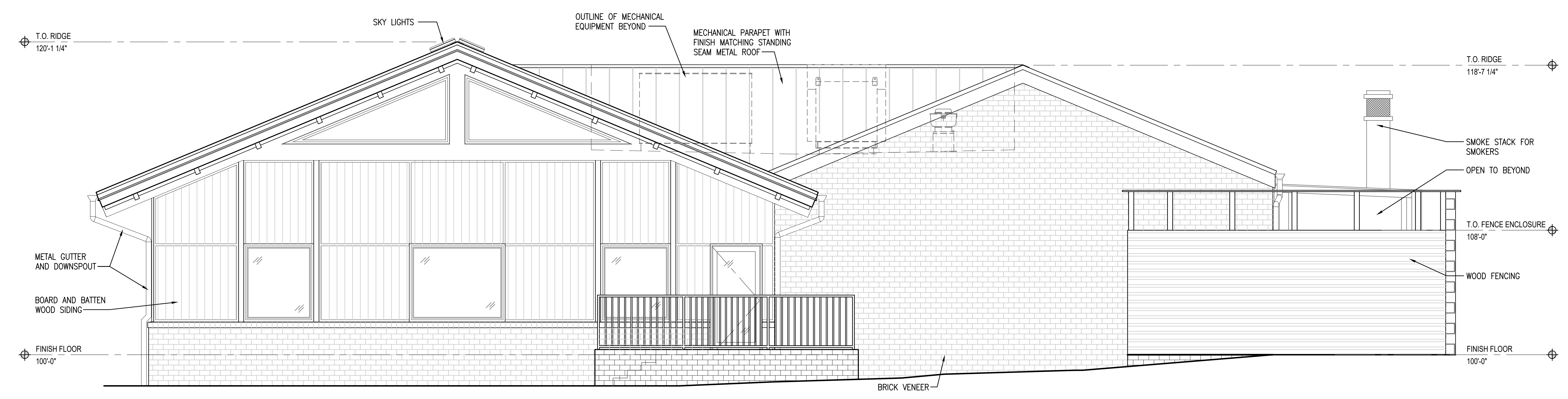
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DATE	DESCRIPTION
06.30.2021	ISSUE FOR PLAN DEVELOPMENT
11.17.2021	ISSUE FOR P&P

DATE	DESCRIPTION



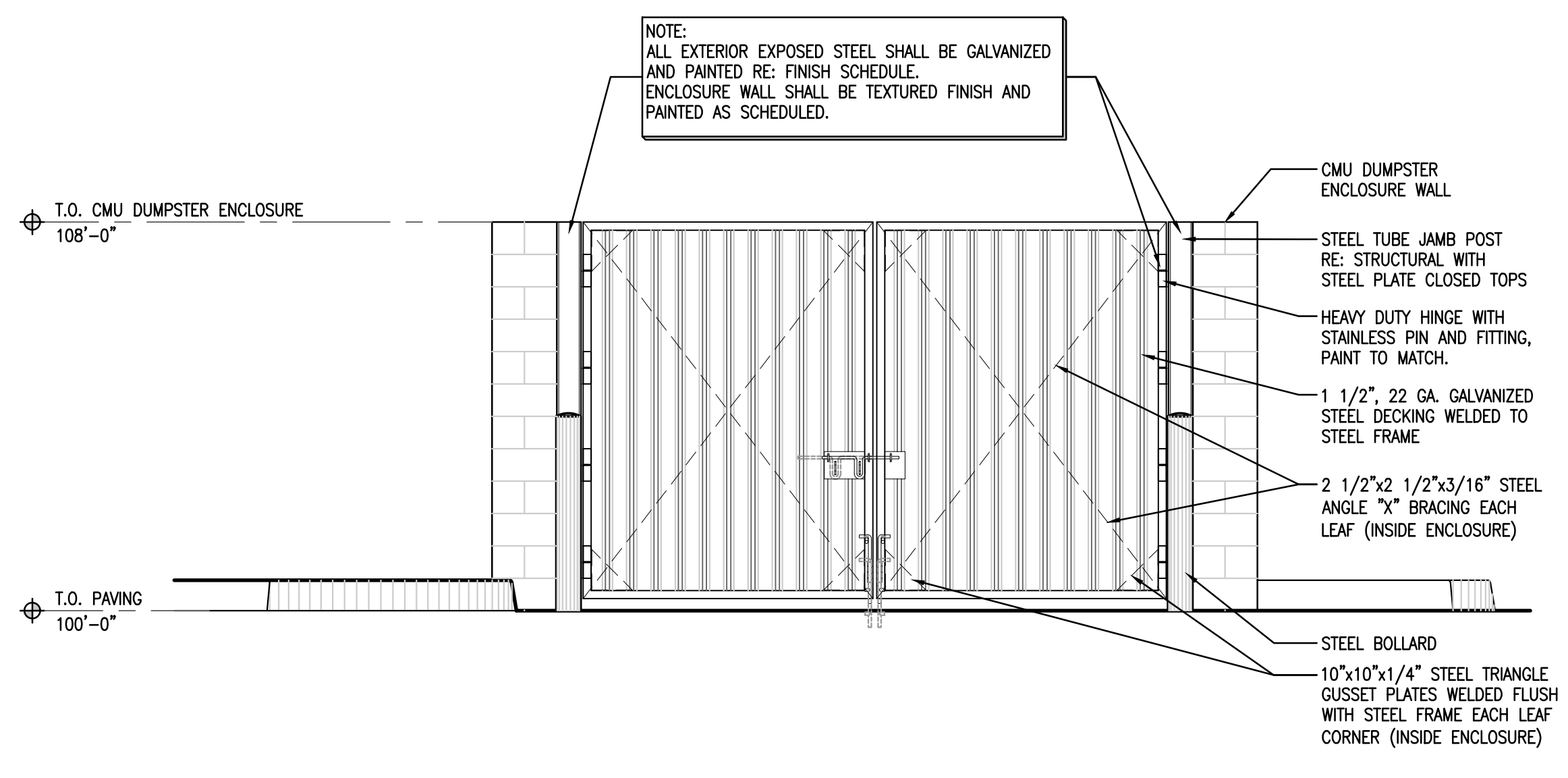
SOUTH EXTERIOR ELEVATION
 N.T.S. **1**



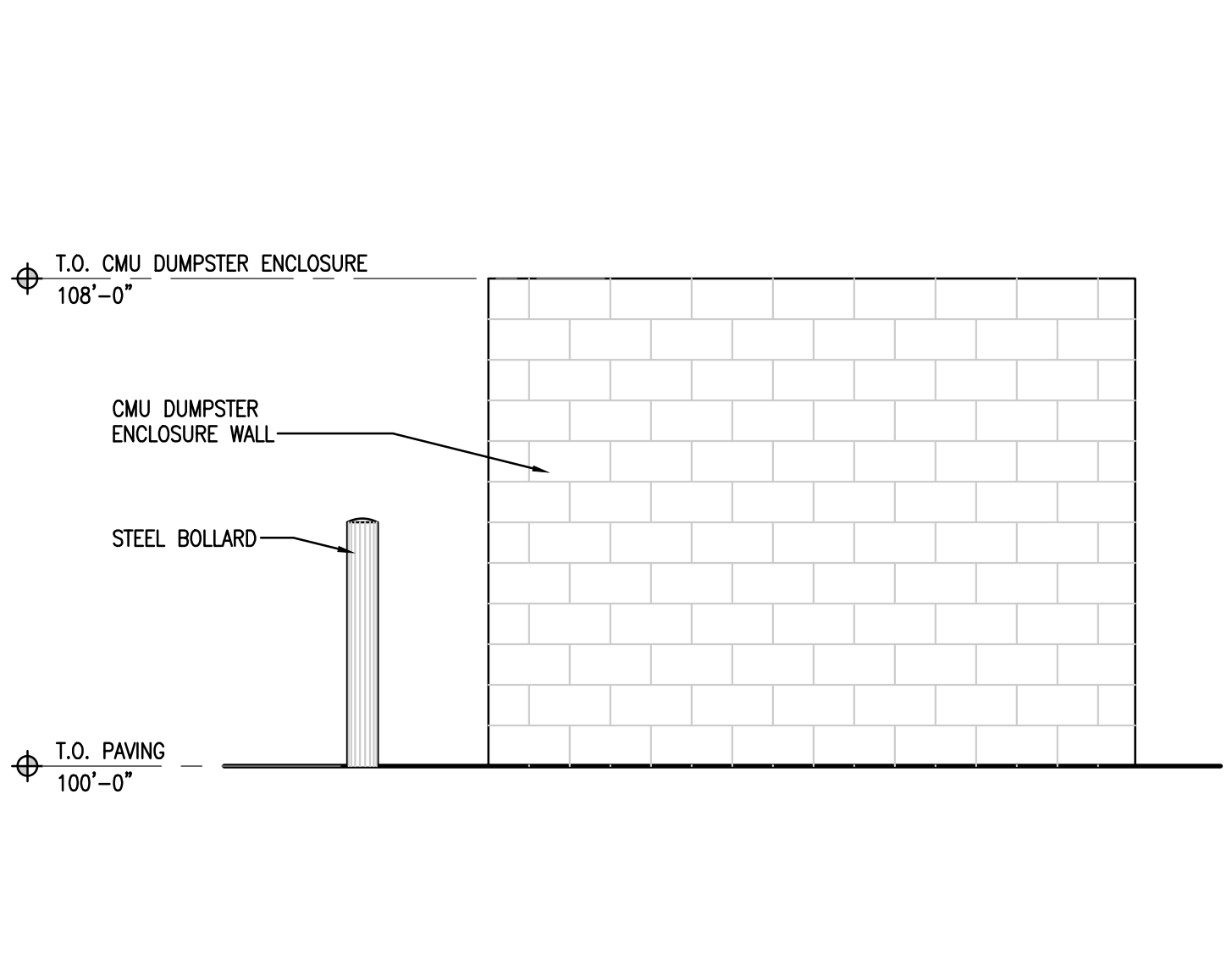
EAST EXTERIOR ELEVATION
 N.T.S. **2**

EXTERIOR MATERIAL CALCULATIONS			
ELEVATION	MATERIAL	MATERIAL SQ.FT	MATERIAL PERCENTAGE
SOUTH	BOARD AND BATTEN	312 SQ. FT.	42.2%
	GLAZING	124 SQ. FT.	16.8%
	WOOD PILASTERS	73 SQ. FT.	9.9%
	CONCRETE	27 SQ. FT.	3.7%
	BRICK	197 SQ. FT.	26.7%
TOTAL	RAILING	5 SQ. FT.	0.7%
TOTAL		738 SQ. FT.	100%
EAST	BOARD AND BATTEN	271 SQ. FT.	22.4%
	GLAZING	145 SQ. FT.	12.0%
	BRICK	522 SQ. FT.	43.1%
	WOOD FENCING	164 SQ. FT.	13.6%
	WOOD STRUCTURE	65 SQ. FT.	5.4%
TOTAL	RAILING	43 SQ. FT.	3.5%
TOTAL		1210 SQ. FT.	100%

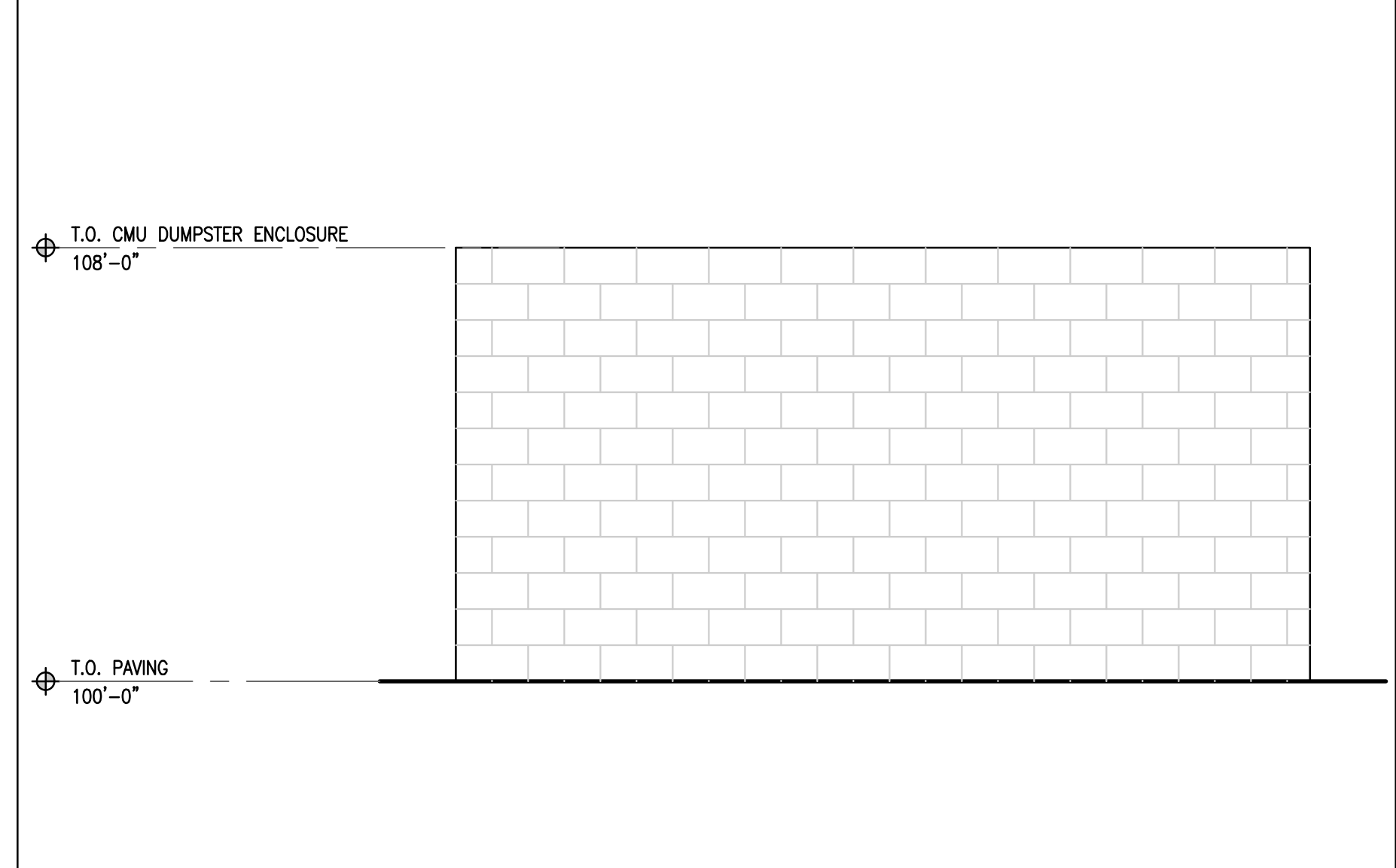
8/2/2021, 4:18 PM, Z:\Loro Asian Smokehouse\LAS21001 - Addison, TX\3_Construction Documents\3.2_Drawings\3.23_Architectural\A2.2 - Exterior Elevations.dwg, misbell



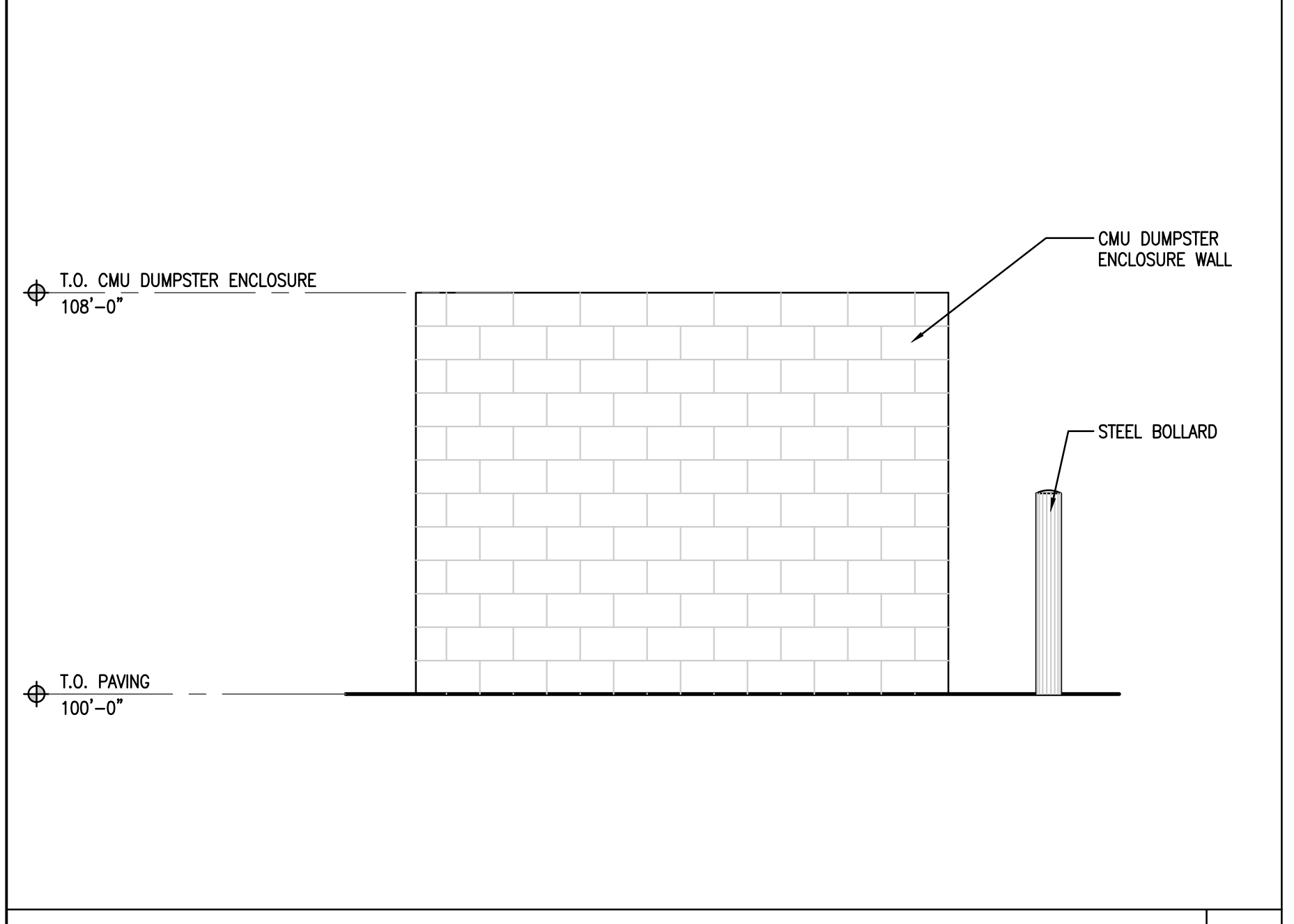
SOUTH EXTERIOR ELEVATION
3/8"=1'-0" **1**



EAST EXTERIOR ELEVATION
3/8"=1'-0" **2**



NORTH EXTERIOR ELEVATION
3/8"=1'-0" **3**



WEST EXTERIOR ELEVATION
3/8"=1'-0" **4**

DATE	DESCRIPTION
06.30.2021	ISSUE FOR PLAN DEVELOPMENT
07.17.2021	ISSUE FOR RFP

DATE	DESCRIPTION

Agenda Caption:

Present, Discuss, and Consider Action on **Proposed Updates to the Planning and Zoning Commission Rules, Regulations, and Procedures.**

Staff Report:

With the presentation of the Planning and Zoning Commission Annual Report, the Commission identified a need to review and make necessary updates to the Commission's Rules, Regulations, and Procedures document, which was last updated in 2004. At the April 19, 2021 Commission Work Session, this process was initiated, with Development Services staff receiving initial feedback and programming time for the May meeting to engage in a more detailed discussion of the existing policy document.

At the May 17, 2021 Work Session and July 20, 2021 Regular Meeting, the Commission provided detailed feedback to staff regarding needed updates to this document. With this memo, staff has provided a final draft document for Commission consideration and action.

Recommendation:

Approve updates to the Planning and Zoning Commission's Rules, Regulations and Procedures document.

Attachments

P & Z Rules, Regulations, and Procedures



**RULES, REGULATIONS,
AND PROCEDURES
OF THE
PLANNING AND ZONING
COMMISSION**

August, 2021

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ARTICLE I - AUTHORITY AND POWERS OF THE COMMISSION

The authority and powers of the Addison Planning and Zoning Commission are contained in Appendix A, "Zoning," of the Code of Ordinances of the Town of Addison, Texas, the same being Ordinance No. 66 of the City.

ARTICLE II - ORGANIZATION AND STRUCTURE OF THE COMMISSION

A. Membership

The Planning and Zoning Commission consists of seven (7) members, each appointed by an individual City Council member and approved for service by a majority vote of the City Council for a term of two (2) years and removable for cause by the City Council. Vacancies are filled by the appointment by the City Council of a suitable person to serve a term of two (2) years. Members may not be appointed to serve more than three consecutive terms. If any member misses three (3) consecutive meetings, the Commission may recommend to the City Council that a new Commissioner be appointed to the position in question. Such a recommendation shall require a majority vote of the Commission.

Members of the Commission shall be compensated (\$25.00) per bi-weekly pay period.

B. Officers and Duties of Officers

The Commission shall hold an organizational meeting in January of each year and shall elect a Chair and Vice-Chair from among its members before proceeding to any other matters of business. The City Manager of the Town shall assign a staff representative to perform as Secretary to the Commission. The Secretary may appoint an Assistant Secretary to serve in the absence of or on behalf of the Secretary.

The Chair, or in their absence or disability, the Vice-Chair, shall, as presiding officer, preside at all meetings and hearings of the Commission, and shall be entitled to vote on all matters coming before the Commission. In the absence or disability of both the Chair and Vice-Chair, an Acting Chair shall be selected by members present to preside at the meeting where elected.

The presiding officer shall decide all points of order and procedure, subject to these rules, unless otherwise directed by a majority of the members of the Commission present.

The Chair or Vice-Chair shall report at any meeting on any official business taking place that has not come to the attention of the Commission.

The Secretary shall be responsible for all routine correspondence and, subject to these rules and the direction of the Commission, all correspondence regarding zoning amendments, site plans, subdivision developments and other matters. The Secretary shall be responsible for all notices, attend all meetings or hearings of the Commission, keep the minutes, compile the records and maintain the files and records.

C. Rules of Order

Roberts Rules of Order, latest revision, shall be the Commission's final authority on all questions of procedure and parliamentary law not covered by these Rules of Procedure.

D. Suspension of Rules

Any provision of these rules not governed by Town Ordinance may be temporarily suspended by a favorable two-thirds vote of all members of the Commission, which vote shall be entered upon the minutes.

ARTICLE III - DUTIES OF THE COMMISSION

A. Duties Invested by Council

The Planning and Zoning Commission is charged by ordinance with the following duties and invested with the authority to collaborate with and provide direction to Town staff to:

- (a) Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the State of Texas and of the Town.
- (b) Formulate and recommend to the City Council for its adoption a Comprehensive Plan for the orderly growth and development of the Town and its environs, and from time to time recommend such changes in the Plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety and general welfare of the citizens of the Town.
- (c) Formulate a zoning plan and Official Zoning Map as may be deemed best to carry out the goals of the Comprehensive Plan; hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in Chapter 211 of the Texas Local Government Code, as amended, authorizing cities and incorporated villages to pass regulations; all powers granted under said Act are specifically adopted and made a part hereof.
- (d) Exercise all the powers of a commission as to approval or disapproval of plans, plats or replats and vacations of plans, plats or replats, as set out in Chapter 212 of the Texas Local Government Code.
- (e) Study and recommend on the location, extension and planning of public rights-of-way, parks or other public places, and on the vacating or closing of same.
- (f) Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures and appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of art which are, or may become, the property of the Town.
- (g) Initiate, in the name of the Town, for consideration at public hearing all proposals: (1) for the original zoning of annexed areas; and (2) for the change of zoning district boundaries on an area-wide basis. No fee shall be required for the filing of any such proposal in the name of the Town.
- (h) Formulate and recommend to the City Council for its adoption policies and regulations consistent with the adopted Comprehensive Plan governing the location and/or operation of utilities, public facilities and services owned or under the control of the Town.
- (i) Keep itself informed with reference to the progress of city planning in the United States and other countries and recommend improvements in the adopted plans of the Town.
- (j) Submit each year a progress report to the City Council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of Commission officers.

ARTICLE IV - MEETINGS

A. Quorum

A quorum shall consist of four (4) members.

B. Agenda

An agenda shall be prepared by the Secretary for each meeting of the Commission. There shall be attached to each agenda a report of matters pending further action by the Commission. A copy of the agenda shall be posted as required by law at least 72 calendar hours before the scheduled time of the meeting, except as otherwise provided by law.

C. Regular Meetings

Regular meetings shall be held on the third (3rd) Tuesday of each month in the Council Chambers of the Town Hall or other designated Town facility, unless otherwise determined by the Commission.

D. Special Meetings

Special meetings for any purpose may be held: (1) on the call of the Chair or Secretary, or (2) on request of two or more members and by giving written notice to all members by email at least 48 hours before the meeting, or (3) as may be scheduled by a majority of the Commission at any previous meeting. The time and place of the special meeting shall be determined by the convening authority.

E. Public Meetings

All meetings shall be held in full compliance with the provision of State law, ordinances of the Town and these Rules of Procedure. Any party in interest may appear on their own behalf or be represented by counsel or agent.

F. Planning Sessions

The Commission may be convened as a committee of the whole in the same manner as prescribed for the calling of a special meeting for the purpose of holding a planning session, provided that no official business shall be conducted thereafter and no quorum shall be required.

ARTICLE V - OFFICIAL RECORDS

A. Official Records - Definition

The official records shall be these rules and regulations and the minutes of the Commission together with all findings, decisions and other official records of the Commission.

B. Recording of Vote

The minutes of the Commission's proceeding shall show the vote of each member, or if absent or failing to vote, shall indicate that fact.

C. Files - Retention

All matters coming before the Commission shall be filed in the Town's records. Original papers or electronic files of all requests and proposals shall be retained as a part of the permanent record.

D. Public Record

The official records and citizen requests filed for Commission action shall be on file in the office of the Secretary to the Commission and shall be open to public inspection during customary working hours.

ARTICLE VI - APPLICATION PROCEDURES

A. Written Request Required

Every proposal submitted for Commission action shall be made in writing by the appropriate application forms which are provided by the Town. The proposal shall be filed on said forms, shall be accompanied by all prescribed fees, and shall be complete in all respects before being accepted for filing.

B. Schedules and Instructions

Every proposal or request for Commission action or recommendation shall be filed, processed and considered in accordance with specific schedules and instructions established by the Secretary.

C. Submission of Supporting Information

Information supporting a request or recommendation to approve or disapprove any proposal before the Commission shall be submitted only through the Secretary in writing or to the Commission in public meeting.

D. Withdrawal of Proposal

When any applicant desires to withdraw their proposal they may do so by filing a written request to that effect with the Secretary. Such request shall be effective upon the date of its official receipt, provided, however, that no such request shall be valid after notices have been mailed, except on action of the Commission. Withdrawal of a proposal at any stage of its processing shall terminate all consideration of it by the Town, and the case file thereon shall be closed.

ARTICLE VII - HEARINGS AND DECISIONS

A. Order of Business

The Chair shall call the Commission to order, and the members present and absent shall be recorded. The minutes of any preceding meeting shall be submitted for approval. The public shall be advised of the procedures to be followed in the meeting; The Secretary shall publicly advise the Commission of any communications received pertaining to any matter before the Commission.

The Commission shall then hear and act upon those proposals scheduled for consideration or public hearing together with such other matters of business and the findings and considerations of the Commission shall be reported by the Commission or the Secretary.

B. Presentation or Hearing of Proposals

1. The Commission shall call, or cause to be called by the Chair, each proposal in such order as to be in accord, as near as practicable, with its placement on the meeting agenda.
2. The Chair shall next call on the staff for a factual summary and presentation relative to the proposal and shall afford the staff an opportunity to call to the attention of the Commission any additional pertinent communications.
3. The Chair shall then call on persons present who wish to speak to the proposal and shall direct that they speak in the following order:
 - 1) The applicant or their representative
 - 2) All other individuals in the order of receipt of requests

Whenever necessary the Chair shall direct that all remarks shall be germane to the proposal. No rebuttal shall be permitted by either side, but the Commission may direct questions to any speaker in order to clarify statements and facts presented.

4. The Chair shall then declare the public presentation or hearing closed, as to that proposal.

C. Motions

A motion may be made by any member other than the presiding officer. Except as otherwise provided by law or these Rules, a motion to approve any matter before the Commission or to recommend approval of any request requiring Commission action shall require the majority of the votes of the members present.

D. Disqualification from Voting

1. A member shall be disqualified from voting whenever there is a personal or monetary interest in the property that is the subject of the matter under consideration, or where their abstention from voting is required by [Chapter 171 of the Texas Local Government Code](#) or other state law. A member disqualified from voting shall file the appropriate affidavit with the secretary of the Commission.
2. A member may disqualify themselves from voting whenever any applicant, or their agent, has sought to influence the vote of the member on their application, other than in the public hearing, and the member determines that they cannot be independent and impartial in their decision.

ARTICLE VIII - CERTIFICATION AND AMENDMENTS

A. Copy Filed With City Secretary

A copy of these Rules of Procedure and of any amendments thereto shall be filed in the office of the City Secretary within ten days following their date of adoption.

B. Repealing Clause

All previously adopted Rules of Procedure of the Commission shall be and the same are hereby expressly repealed.

C. Amendments

Except as otherwise provided, amendments to these Rules of Procedure may be adopted by the Commission at any meeting upon the affirmative vote of a majority of the entire membership, provided such amendment is proposed at a preceding meeting and recorded in the minutes of such meeting. By majority vote of the entire Commission membership, amendments may be adopted at the meeting at which such amendments are introduced, but shall not become effective until the next regular meeting.

ADOPTED

This ____ day of _____, 2021.

Chair

ATTESTED:

Commission Secretary

* * * * *

Filed in the Office of the City Secretary this ____ day of _____, 2021.

City Secretary

Town of Addison, Texas