



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

TUESDAY, DECEMBER 7, 2021

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

6:00 PM SPECIAL MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, December 7, 2021 at 6 pm. Seating for the public will be available using CDC recommended social distancing measures. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. For more information on meeting location and ways to view and/or present comments, please contact Jenifer Tedrick prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing jtedrick@addisontx.gov. Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; 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. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1841-SUP/14854 Montfort Drive (TK's Place).

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: _____

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1841-SUP/14854 Montfort Drive (TK's Place).

Staff Report:

This Special Use Permit (SUP) request was presented and action was taken by the Planning and Zoning Commission on November 16, 2021. For rezoning requests - which includes consideration of SUPs - the Town's zoning ordinance and Chapter 211 of the Texas Local Government requires a public hearing to be held prior to Commission action. As this item was considered by the Commission, staff failed to alert the Commission of the need to conduct the public hearing prior to taking action on the request. To correct this procedural error, the Commission scheduled this special meeting and staff has re-noticed the case in accordance with Town and State requirements.

The information presented in this staff report remains unchanged as originally presented to the Commission. Based on previous direction provided by the Commission, staff does wish to amend its recommendation on this case to remove previously proposed restrictions on the amount of comedy events that can be held on site.

Recommendation:

Administration recommends approval of the original staff recommendation, with the exception of the previously proposed restrictions on the amount of comedy events that can be held on site.

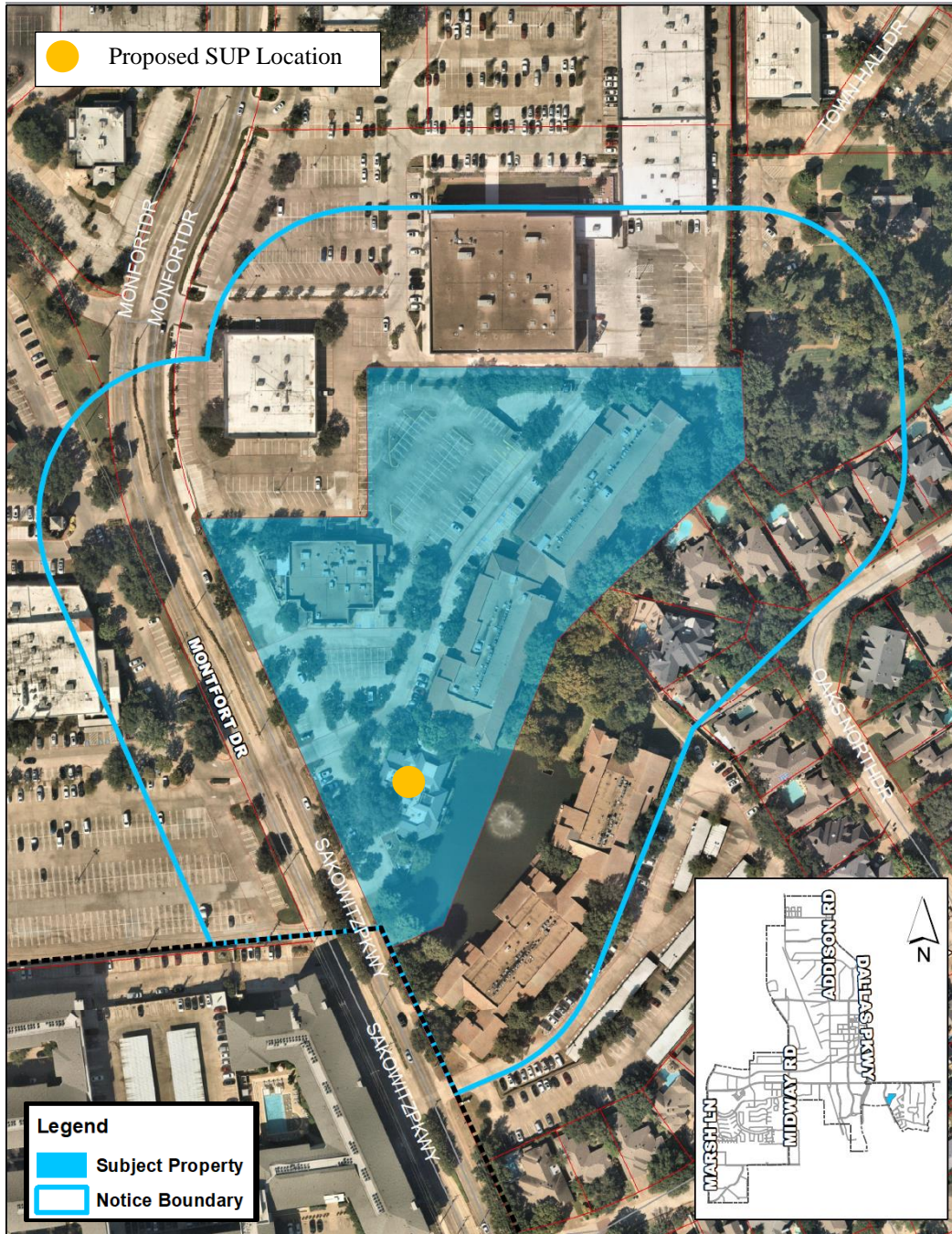
Attachments

1841-SUP Staff Report
1841-SUP Plans

1841-SUP

PUBLIC HEARING Case 1841-SUP/14854 Montfort Drive (TK's Place). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverage for On-Premises Consumption.

LOCATION MAP





December 1, 2021

STAFF REPORT

RE: 1841-SUP/14854 Montfort Drive (TK's Place)
LOCATION: 14854 Montfort Drive
REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption.
APPLICANT: TK Matteson

DISCUSSION:

Background: This restaurant is proposed for an existing freestanding building located at 14854 Montfort Drive, which is situated on the east side of Montfort Drive approximately 1,200 feet south of Belt Line Road. This property is zoned Planned Development (PD) District and is governed by Ordinance No. 084-076. The subject building is located on the same property with the Prestonwood Pond office building and the Blue Mesa restaurant.

The subject building is a split-level building that was constructed in 1984, when it received its original Special Use Permit (SUP) for a restaurant. The building has housed various restaurant concepts with the most recent being Public School 972, which obtained SUP approval in 2015, via Ordinance No. O15-014. The building underwent major interior and exterior renovation when it was occupied by Public School 972. The building is currently vacant, following the closure of Public School 972 in October.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant with the sale of alcoholic beverages for on-premises consumption. The proposed use, TK's Place, is a new restaurant concept that combines the owner's passions of food, hospitality, and comedy. The owners, TK and Kara Matteson, produced and performed stand-up comedy shows including performances on *American's Got Talent* and *Comedy Central*. The restaurant will offer a full lunch and dinner menu delivered with a comedic flair.

The proposed floor plan shows use of 12,557 square feet, inclusive of an 1,830 square foot outdoor patio area. The restaurant will primarily utilize the first floor, which accommodates seating for 125 patrons, inclusive of the patio and the bar area at the center of the restaurant. The remainder of the first floor will consist of a service counter, prep area, and cooler storage. The basement level will be used for an additional dining area that will be used for private dining events and storage. A new bar will also be constructed, accommodating seating for 73 patrons on the basement level.

The seating arrangement on the first level is proposed as "loose seating" to allow flexibility to accommodate a typical restaurant floor plan and periodic standup comedy event on weekends

and evenings. To ensure that this business meets the intent of the requested restaurant use, staff recommends limiting comedy events to no more than 3 days per week and restricting those activities to indoor areas.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 100 square feet for freestanding restaurants in mixed use developments where parking is shared amongst adjacent uses. The building shares parking with the office building and the Blue Mesa restaurant, as required by the PD. There are a total of 460 parking spaces within the property, including parking in the underground parking structure and under the office building.

TK's Place will require 126 parking spaces. With the required parking for Blue Mesa and the office building, the total required parking for the site is 461 spaces. With the SUP review for Public School 972, the Town determined that the additional parking space would not be required based on reduced occupancy in the office buildings and the complementary tenant mix on the property. Staff believes it would be equitable to extend this same consideration to this applicant.

Exterior Facades: Except for new building signage, the applicant will not make any changes to the existing façade.

Landscaping and Streetscape: The landscape ordinance requires properties to comply with the current landscape standards when a request for zoning action is requested. Staff has reviewed the landscaping within the general vicinity of the subject building and the landscaping is in general compliance with the landscape ordinance. Given that this single tenant comprises a portion of a much larger site, it would not be practical to require this tenant to bring the entire site into compliance. The property owner has committed to replacing all dead or damaged landscaping and establishing ground cover on the existing berm along Montfort Drive.

The segment of Montfort Drive that this building fronts on, does not currently have a sidewalk. Since this project is not adding floor area, it is not creating additional demand for Town infrastructure. As such, installation of this sidewalk should be deferred until this property redevelops, or when the Town proceeds with the reconstruction of Montfort Drive, whichever occurs first.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The building has a long history of restaurant tenants and TK's place will provide a unique, comedy-driven restaurant concept to the Addison dining experience.

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

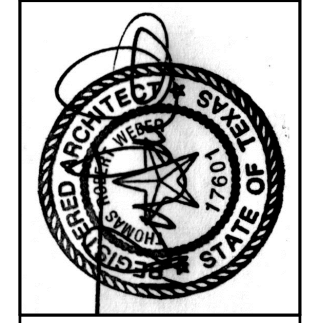
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signs.
- The applicant shall limit comedy events to indoor areas and to a frequency of occurrence of no more than three days per week.
- Existing SUP Ordinance No. O15-014 is repealed upon issuance of a Certificate of Occupancy for the proposed use.

LEGAL DESCRIPTION
5.388 AC TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, CITY OF ADDISON, DALLAS COUNTY, TEXAS

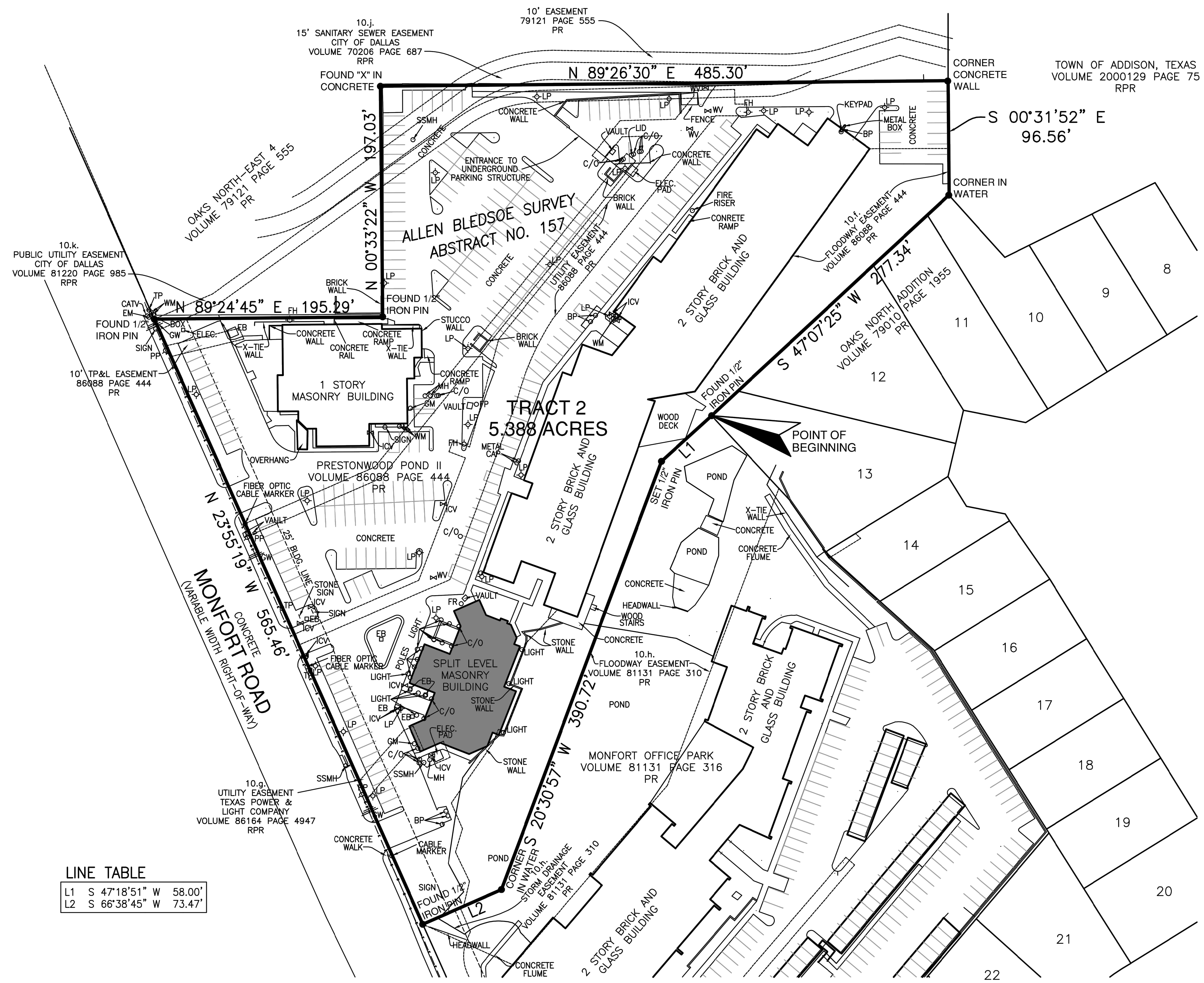
OWNER
PRESTONWOOD POND
14860 MONFORT RD
ADDISON, TX 75254
MICHAEL@SAS-REALSTATE.COM

TENANT
TK'S PLACE, LLC
14854 MONFORT RD
ADDISON, TX 75254
TKCOONEY@GMAIL.COM

DESIGN TEAM
THOMAS WEBER ARCHITECTURE
7811 LOVERS LANE
DALLAS, TX 75225
TOM@THOMASWEBER.COM



DATE
NOV. 10, 2021
SUP SUBMITTAL



PARKING ANALYSIS

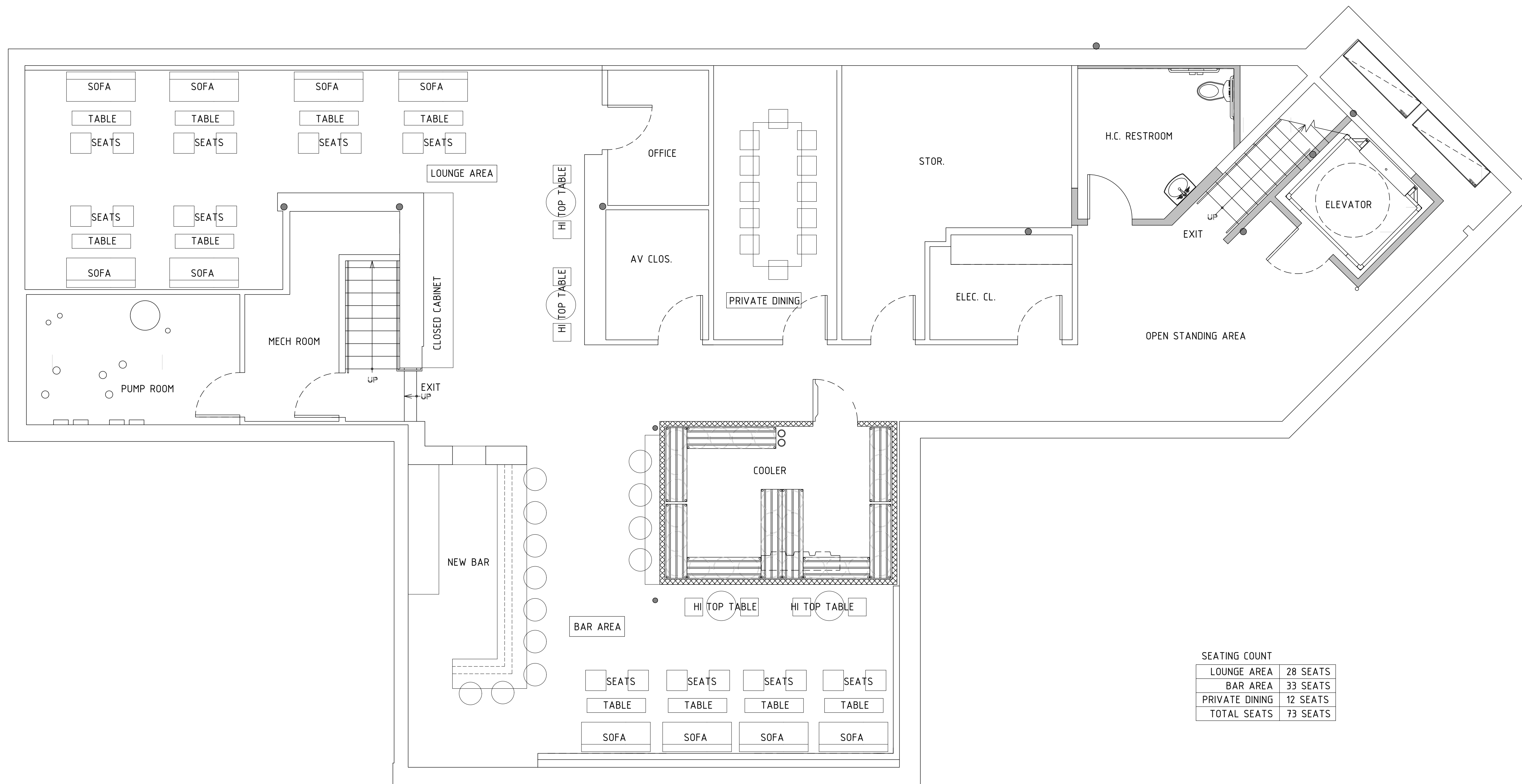
Use	Area	Parking Ratio	Parking Required
Entry /Dining 1&2 / Private Dining Area	6,706	1:100	67.06
Kitchen / B.O.H. / Coolers	989	1:100	9.89
Basement B.O.H	2,521	1:100	25.21
Basement Dining	511	1:100	5.11
Exterior Dining Patio	1,830	1:100	18.3
Total Sq. Ft.	12,557	Total Req. Parking	126

Existing Parking Assignment

Use	Area	Parking Required
Office Building	65,430	218
Blue Mesa Restaurant	11,505	118
PS 972 Restaurant	12,557	126
Total Required		461
Total Provided on Site		460

LINE TABLE

L1	S 47°18'51" W	58.00'
L2	S 66°38'45" W	73.47'



SEATING COUNT

LOUNGE AREA	28 SEATS
BAR AREA	33 SEATS
PRIVATE DINING	12 SEATS
TOTAL SEATS	73 SEATS

SQUARE FOOTAGE

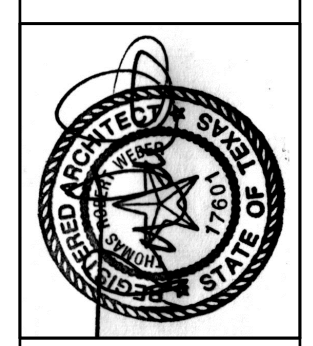
LOCATION	AREA
FIRST FLOOR	
ENTRY	183 SQFT
MAIN DINING	1,117 SQFT
GAME ROOM	350 SQFT
PRIVATE DINING AREA	524 SQFT
BAR DINING 1	1,957 SQFT
BAR DINING 2	961 SQFT
BAR	139 SQFT
KITCHEN / BOH	2,315 SQFT
TOTAL	7,546 SQFT
BASEMENT LEVEL	
DINING ROOM	511 SQFT
BOH	2,226 SQFT
TOTAL	2,737 SQFT
INTERIOR TOTAL	10,272 SQFT

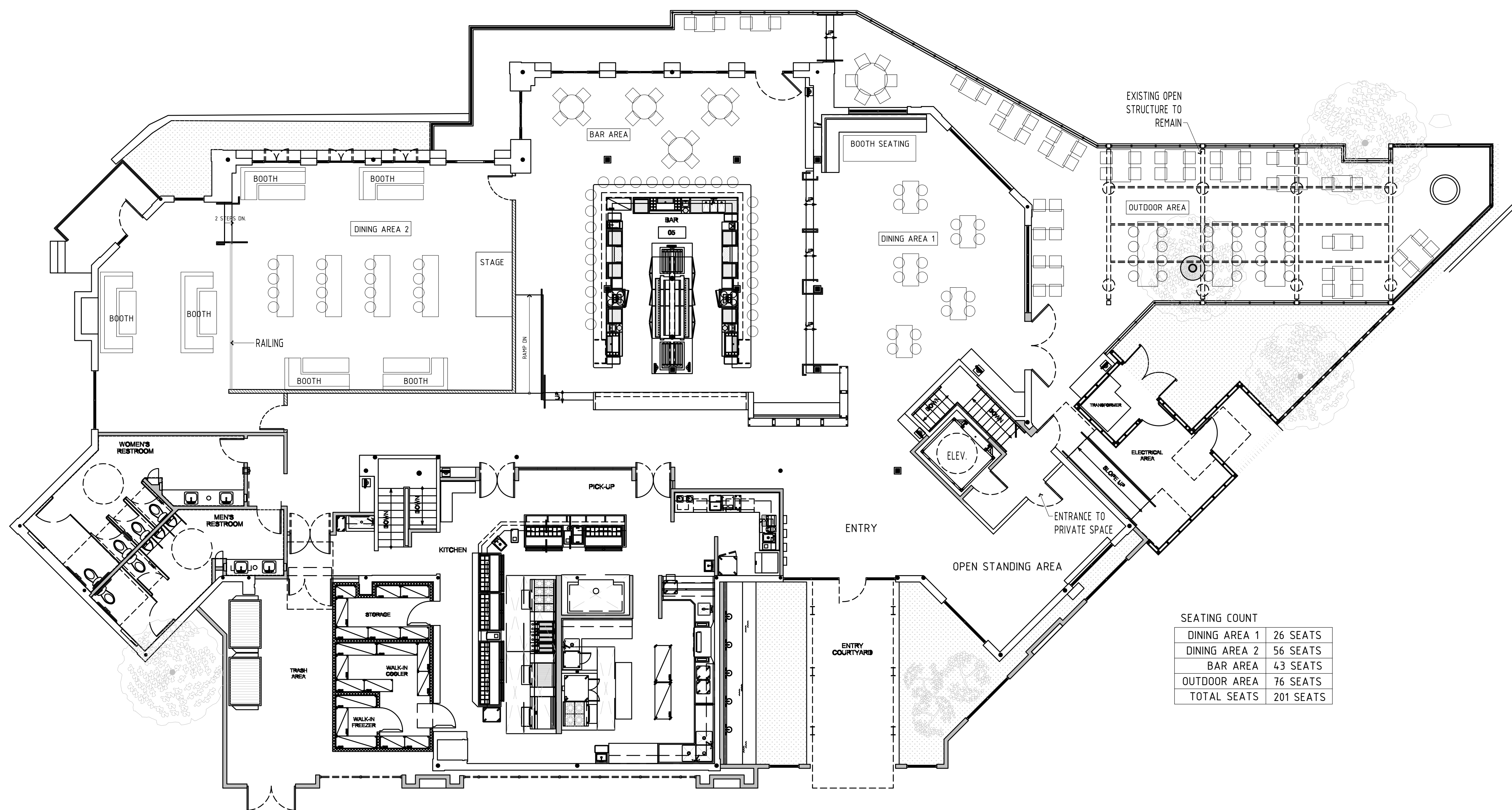
EXTERIOR	
DINING PATIO	1,286 SQFT
BAR PATIO	544 SQFT
EXTERIOR TOTAL	1,830 SQFT

GROSS SQ. FT. 12,557

1 SUP FLOOR PLAN - BASEMENT LEVEL

1/4" = 1'-0"





SEATING COUNT	
DINING AREA 1	26 SEATS
DINING AREA 2	56 SEATS
BAR AREA	43 SEATS
OUTDOOR AREA	76 SEATS
TOTAL SEATS	201 SEATS

SQUARE FOOTAGE	
LOCATION	AREA
FIRST FLOOR	
ENTRY	183 SQFT
MAIN DINING	1,117 SQFT
GAME ROOM	350 SQFT
PRIVATE DINING AREA	524 SQFT
BAR DINING 1	1,957 SQFT
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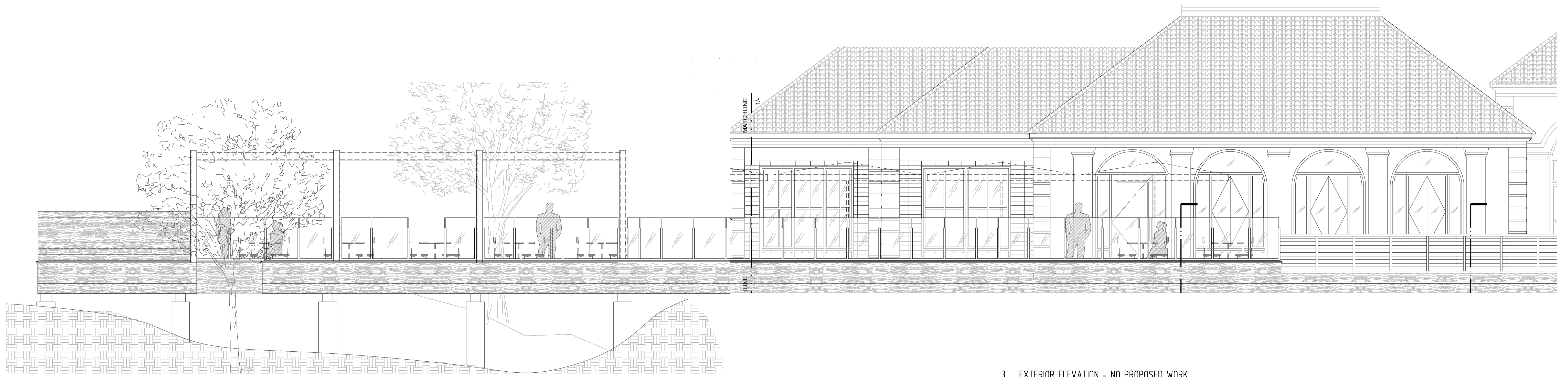
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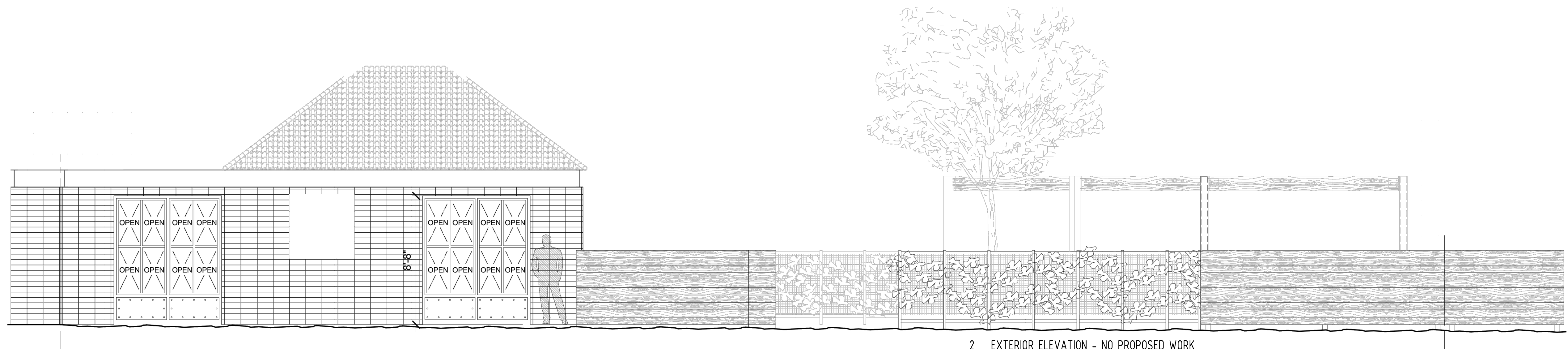
1 SUP FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0"

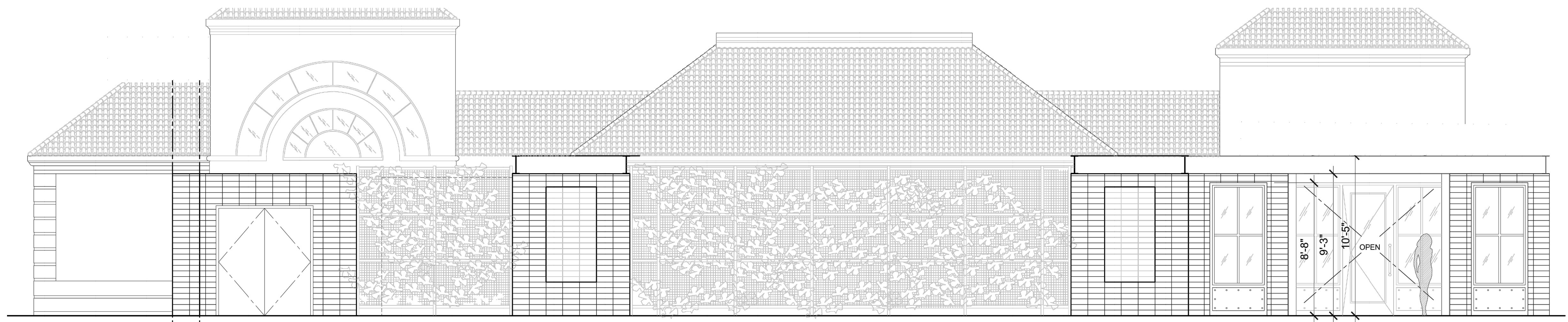




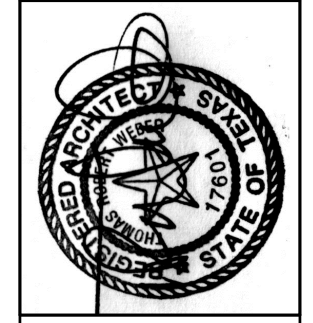
3 EXTERIOR ELEVATION - NO PROPOSED WORK
3/32" = 1'-0"

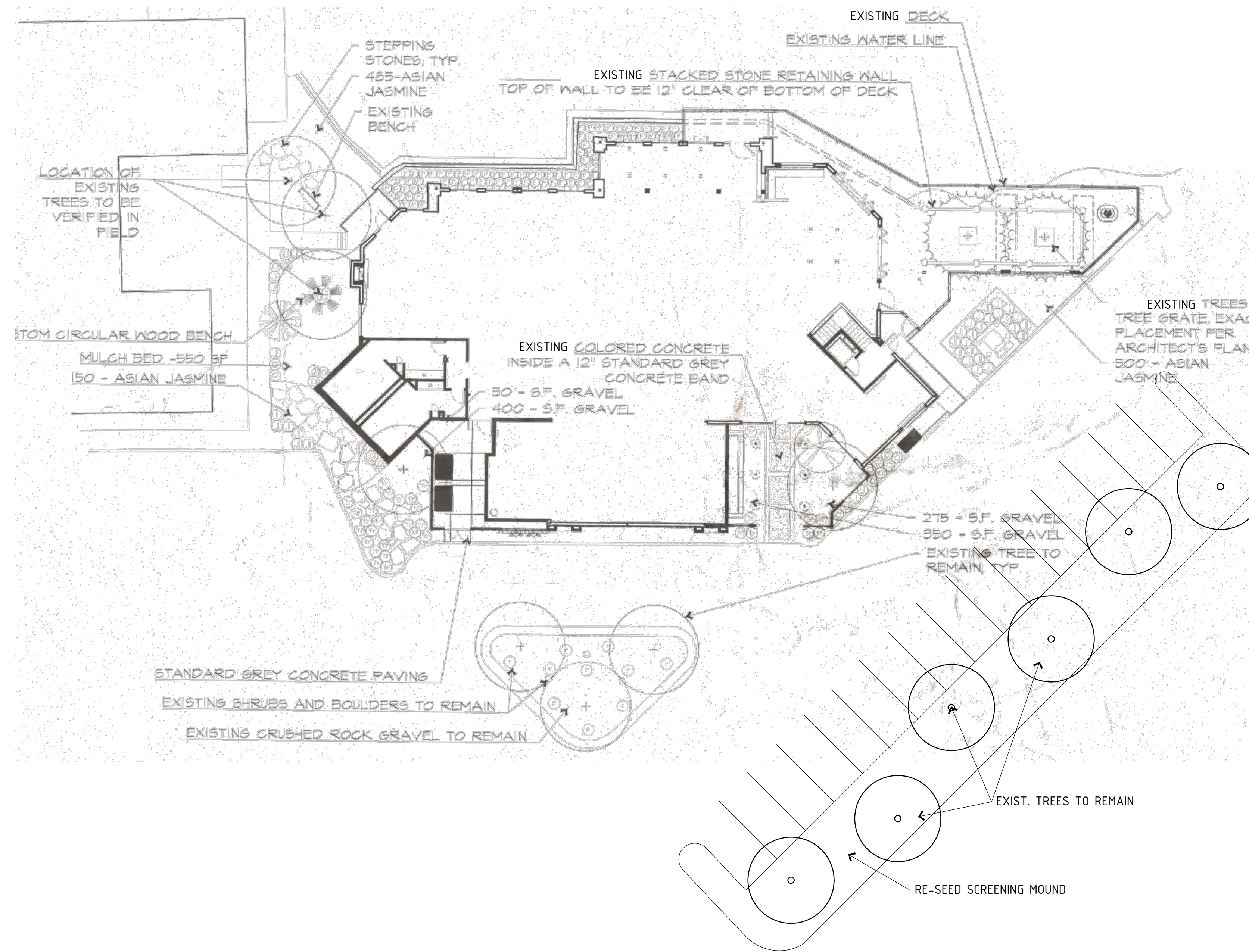


2 EXTERIOR ELEVATION - NO PROPOSED WORK
3/32" = 1'-0"



1 EXTERIOR ELEVATION - NO PROPOSED WORK
3/32" = 1'-0"





Landscape Maintenance Notes

Condition of Landscape Areas:
All landscaped areas shall be maintained in a clean, sanitary condition. Landscaped areas shall be trimmed, free of weeds, with trees, groundcover and grass in a healthy, living and growing condition at all times.

a.
The owner of the property shall be responsible for maintaining the landscaping required by this section. Plant material shall be maintained in a healthy and growing condition that is appropriate for the season of the year. Plant materials, which die, shall be replaced with healthy plant material of similar variety and meeting the size requirements contained herein.

b.
The developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance of landscaping.

c.
Plant materials, which exhibit evidence of insects, pests, disease, and/or damage shall be appropriately treated, and dead plants properly removed and replaced within the next planting season.

d.
All landscaping shall be subject to periodic inspection.

e.
Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and his/her agent shall be considered in violation of the terms of the building permit and this section.

f.
No open burning of brush, timber and/or vegetation, except as permitted by the Tyler Fire Department, shall be allowed.

DESIGN TEAM	THOMAS WEBER ARCHITECTURE 7811 LOVERS LANE DALLAS, TX 75225 TOM@THOMASWEBER.COM
TENANT	TK'S PLACE, LLC 14864 MONIFORT RD ADDISON, TX 75254 TKOCONNEDY@GMAIL.COM
OWNER	PRESTONWOOD POND 14864 MONIFORT RD ADDISON, TX 75254 MICHAEL@SAS-REALSTATE.COM
LEGAL DESCRIPTION	5.388 AC TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157, CITY OF ADDISON DALLAS COUNTY, TEXAS
1841-SUP	
SHEET L1.0	