



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

**TUESDAY, APRIL 19, 2022**

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

**6:00 PM REGULAR 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, April 19, 2022 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 the meeting location and ways to view and/or present comments, please contact Ken Schmidt prior to 3:00 pm on the day of the meeting at 972-450-7027 or by emailing [kschmidt@addisontx.gov](mailto:kschmidt@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](http://www.addisontexas.net).

Call Meeting to Order

Pledge of Allegiance

**Consent Agenda:** *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the March 15, 2022 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Replat of Lot C-R, Block 1, of the Oaks North-West No. 2 Addition, comprising 1.24 Acres situated in the Allen Bledsoe Survey, Abstract No. 157, and located west of Montfort Drive and approximately 275 feet south of Belt Line Road.** Case R2022-01/Oaks North-West No. 2 Addition (14999 Montfort Drive).

Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5280 Belt Line Road that is currently zoned Local Retail (LR), to allow a portion of the building to be used as a Restaurant.** Case 1847-SUP/5280 Belt Line Road (Sweetgreen).
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5280 Belt Line Road that is currently zoned Local Retail (LR), to allow a portion of the building to be used as a Restaurant with the Sale of Alcoholic Beverages for On-Premises and Off-Premises Consumption.** Case 1848-SUP/5280 Belt Line Road (Postino).
5. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, including a Site Plan, Landscape Plan, Building Elevations and Floor Plans for 54 townhomes in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 2.08 acres at the Southwest Corner of Magnolia Street and Runyon Road, approximately 400 feet south of Belt Line Road.** Case 1833-Z/Addison Grove, Block D.

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.**

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POSTED BY: \_\_\_\_\_  
Irma G. Parker, City Secretary

DATE POSTED: \_\_\_\_\_

TIME POSTED: \_\_\_\_\_

DATE REMOVED FROM BULLETIN BOARD: \_\_\_\_\_

REMOVED BY: \_\_\_\_\_

**Planning & Zoning Commission**  
**Meeting Date: 04/19/2022**

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**2.**

**Agenda Caption:**

Consider Action on the **Minutes from the March 15, 2022 Planning and Zoning Commission Meeting.**

**Staff Report:**

The minutes from the March 15, 2022 Planning and Zoning Commission Meeting have been prepared for consideration.

**Recommendation:**

Administration recommends approval.

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**Attachments**

Minutes of the March 15, 2022 Planning & Zoning Commission Meeting

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

March 15, 2022

6:00 P.M. - Addison Treehouse

14681 Midway Road, Suite 200, Addison, TX 75001

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

### Call Meeting to Order

Chair Souers called the meeting to order.

### Pledge of Allegiance

Chair Souers led the Pledge of Allegiance.

**Consent Agenda:** *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the February 15, 2022 Planning and Zoning Commission Meeting.**

Motion: Recommend approval of the Consent Agenda with edits addressd in the Work Session.

Moved by Commissioner Robert Catalani, Seconded by Commissioner Denise Fansler

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

Passed

Regular Agenda:

1. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Rezoning a 3.2-Acre Property Located at the Southeast Corner of Addison Road and Airport Parkway, from Commercial-2 (C-2) to Planned Development (PD) District with modified Urban Center (UC) District standards, to allow a Multifamily Development Comprised of a Maximum of 287 Dwelling Units and Live/Work Units, and Approximately 5,000 Square Feet of Future Retail Space, and to Approve Related Development Plans.** 1843-Z/JPI Addison Heights.

Discussion:

Ken Schmidt, Director of Development Services, presented the staff report.

Chair Souers opened the meeting as a public hearing.

Public Hearing:

Chair Souers read written property responses into the public record.

For:

S. Kent Hope, P.O. Box 427 Addison, TX 75001 stated that he was in favor of the proposed rezoning of the property.

Against:

Maryann Norwood, Chief US Counsel for Dealers Assurance Company, on behalf of the property owner at 15920 Addison Road, Addison, TX 75001 opposed the rezoning of the property from a Commercial-2 to a Planned Development District. Ms. Norwood stated that the proposed development of the property would negatively impact the value of their client's adjacent property and expressed concern that a multifamily development would hamper business uses in the adjacent properties. Ms. Norwood also expressed concern that the property in question would be too small to accommodate a large

multifamily development and that the proposed development would increase criminal activity in the area.

Ms. Norwood also expressed concern that Airport Parkway would not be able to accommodate a large increase in traffic and that the development would endanger pedestrians and drivers along Addison Road and Airport Parkway. Additionally, Ms. Norwood inquired as to whether the Airport Parkway Revitalization, combined with the proposed development of this site would have adverse impacts on the adjacent property and hinder Dealers Assurance Company's ability to do business.

The applicants, Tom Lamberth of JPI, 9919 Capridge Dr, Dallas, TX 75238, Brian Kuper of GFF Architects, 2808 Fairmount St, Suite 300, Dallas, TX 75201, and Brian Grant of JPI, 600 E Las Colinas, Suite 1800, Irving, TX 75039 addressed the commission and presented their plans for the proposed development.

Commissioner Craig inquired from the applicant as to how the proposed façade materials were selected and how they would fit with the existing character of Addison Circle. Mr. Kuper, the project's architect, responded that the façade materials were selected to help blend the project with the adjacent developments. Brick would be used over the majority of the development to help it blend with the buildings in Addison Circle and fiber cement panel and glazing would be introduced to mirror the architecture of the airport, which is located directly across Addison Road. Mr. Kuper also stated that the fiber cement panel would be more cost effective and less maintenance intensive than metal panel.

Commissioner Fansler asked if the fiber cement panel would cause any reflection issues for pilots at the Addison Airport, to which Mr. Kuper responded by providing a sample of the fiber cement panel and assuring the Commission that there would be no reflection issues.

Commissioner Catalani asked the applicants if any heat reduction efforts would be applied at the western façade of the development to mitigate excess heat in the summer months. The applicant stated that there would be some cover provided on the patios on the west façade to mitigate weather issues.

Vice Chair DeFrancisco inquired as to why the live/work units in the development were located on the fifth floor and if there would be easy access to these units from the first floor, as potential clients will need access. The applicants responded that there would be direct elevator

access to the offices on the fifth floor to ensure that clients would not be entering the live/work units through the living space. The applicants also stated that the tenant of the live/work units would be required to personally grant entry to any visitors to ensure the safety of the other tenants.

Vice Chair DeFrancisco also asked about the proposed fire lane on the south side of the proposed development and whether it would only be accessible for emergency response vehicles through a gate. The applicant stated that there would not be a gate directly at the entry point on Addison Road, as that entry will be a secondary entrance for building tenants. A gate will be inset farther along the south entry way from Addison Road, past the south parking garage entrance, where the lane would connect with other fire lanes to the south in order to ensure that these fire lanes would not be used as vehicle cut throughs to other parts of Addison Circle.

Vice Chair DeFrancisco also asked if noise mitigation efforts would be considered due to the development's proximity to the airport, to which the applicants stated that noise mitigation efforts would indeed be taken on the west side of the building, facing the airport.

Commissioner Catalani inquired about the project's timeline. The applicants state that construction would begin in the first quarter of 2023, with a two-year construction timeline. The applicant also stated that the construction timeline would proceed in coordination with the reconstruction of Airport Parkway.

Chair Souers inquired as to why most of the units in the proposed development would be single bedroom/single occupancy units. The applicants stated that due to current market conditions, single bedroom units are in the highest demand.

Chair Souers closed the public hearing.

Motion:

Recommend approval of the PD with the following waivers, as described in the staff report:

- Landscape area and landscape buffer requirements of the Town's landscape ordinance:
  - 16.4 percent landscape area (inclusive of a shared use trail) in lieu of 20 percent landscape area.
  - Landscape buffers as defined in the Trail Master Plan in lieu

of a uniform 20 foot buffer as defined in the Town's landscape ordinance.

- Planting of ornamental trees in lieu of shade trees at the streetscape where overhead electric utilities are present.
- 50 feet spacing for shade trees in lieu of 30 foot spacing.
- Elimination of the 10 foot building setback at Addison Road and Airport Parkway to reflect what is depicted in the development plans.
- Elimination of the one-half foot building step back for every foot over 50 feet for all portions of the building over 50 feet, with step backs to be provided as depicted in the development plans.
- Satisfaction of dedicated public open space requirements to occur through the provision of publicly accessible private open space and sidewalks, and public trails consistent with the Town's Trail Master Plan.
- Reduction in masonry construction standards from 90 percent of all walls to 40 percent of the total exterior cladding and as depicted in the development plans.
- Minimum area per one bedroom dwelling unit reduced from 700 to 650 square feet where a private balcony is provided.
- Reduction in the minimum driveway setback at the southern property boundary to reflect what is depicted in the development plan.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner John Meleky

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

Passed

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, including a Site Plan, Landscape Plan, Building Elevations and Floor Plans for 54 townhomes in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 2.08 acres at the Southwest Corner of Magnolia Street and Runyon Road, approximately 400 feet south of Belt Line Road.** 1833-Z/Addison Grove, Block D.

Discussion:

Ken Schmidt, Director of Development Services, stated that the applicant requested for consideration of this application to be tabled until the April 19<sup>th</sup> Planning and Zoning Commission Meeting.

Motion:

Table consideration of this application until the April 19<sup>th</sup> Planning and Zoning Commission Meeting.

Moved by Commissioner Nancy Craig, Seconded by Commissioner Robert Catalani

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

Passed

Adjourn Meeting

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

**Agenda Caption:**

Consider Action on a **Replat of Lot C-R, Block 1, of the Oaks North-West No. 2 Addition, comprising 1.24 Acres situated in the Allen Bledsoe Survey, Abstract No. 157, and located west of Montfort Drive and approximately 275 feet south of Belt Line Road.** Case R2022-01/Oaks North-West No. 2 Addition (14999 Montfort Drive).

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**Attachments**

R2022-01 Staff Report  
R2022-01 Replat

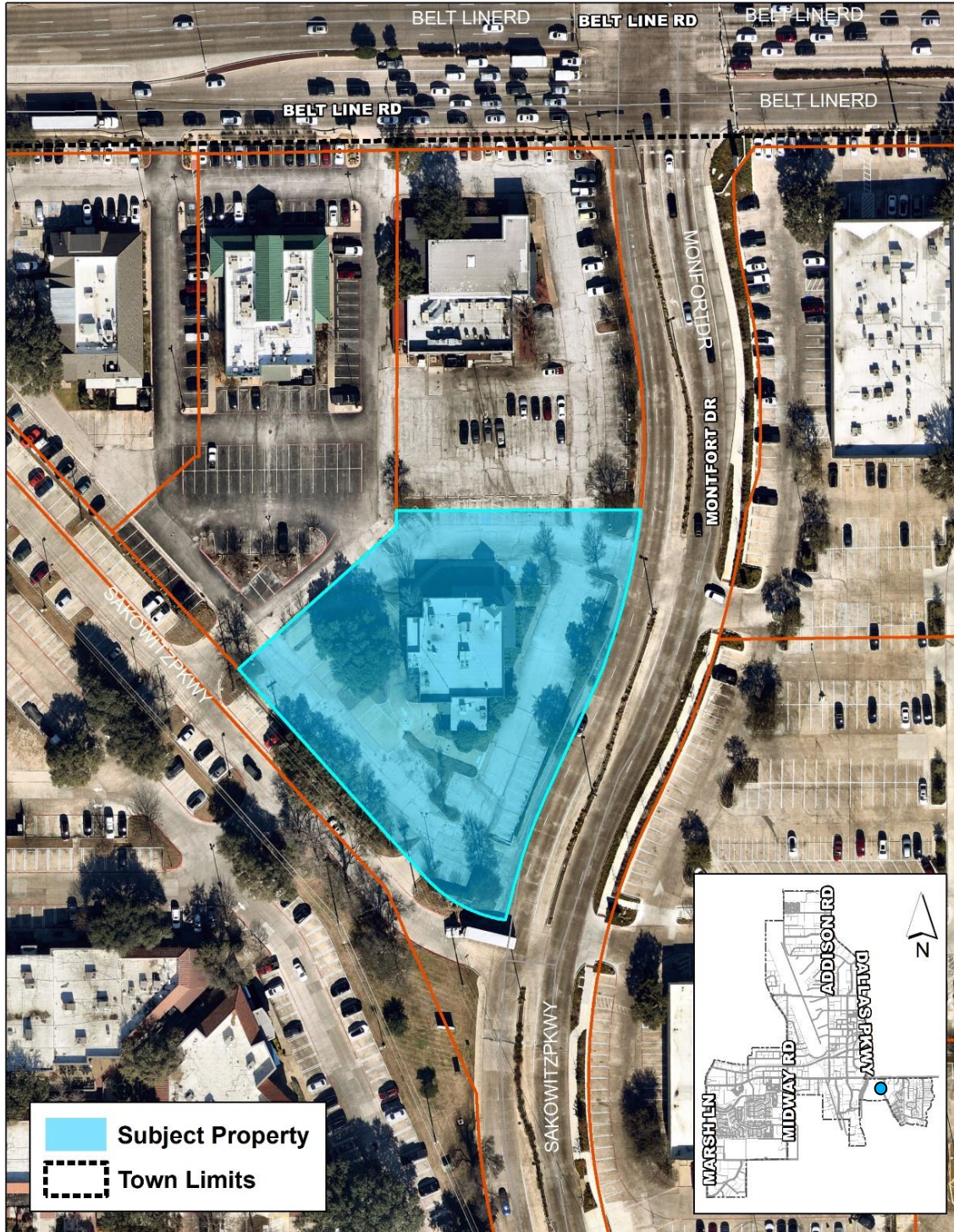
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# R2022-01

Case R2022-01/Oaks North-West No. 2 Addition (14999 Montfort Drive). Consider Action on a Replat of Lot C-R, Block 1, of the Oaks North-West No. 2 Addition, comprising 1.24 Acres situated in the Allen Bledsoe Survey, Abstract No. 157, and located west of Montfort Drive and approximately 275 feet south of Belt Line Road.

## LOCATION MAP







April 15, 2022

**STAFF REPORT**

RE: R2022-1/ Replat - Lot C-R, Block 1, Oaks North-West No. 2

LOCATION: 1.24 Acres situated in the Allen Bledsoe Survey, Abstract No. 157, and located west of Montfort Drive and approximately 275 feet south of Belt Line Road

REQUEST: Approval of a Replat

APPLICANT: Mike Davis, Bannister Engineering

DISCUSSION:

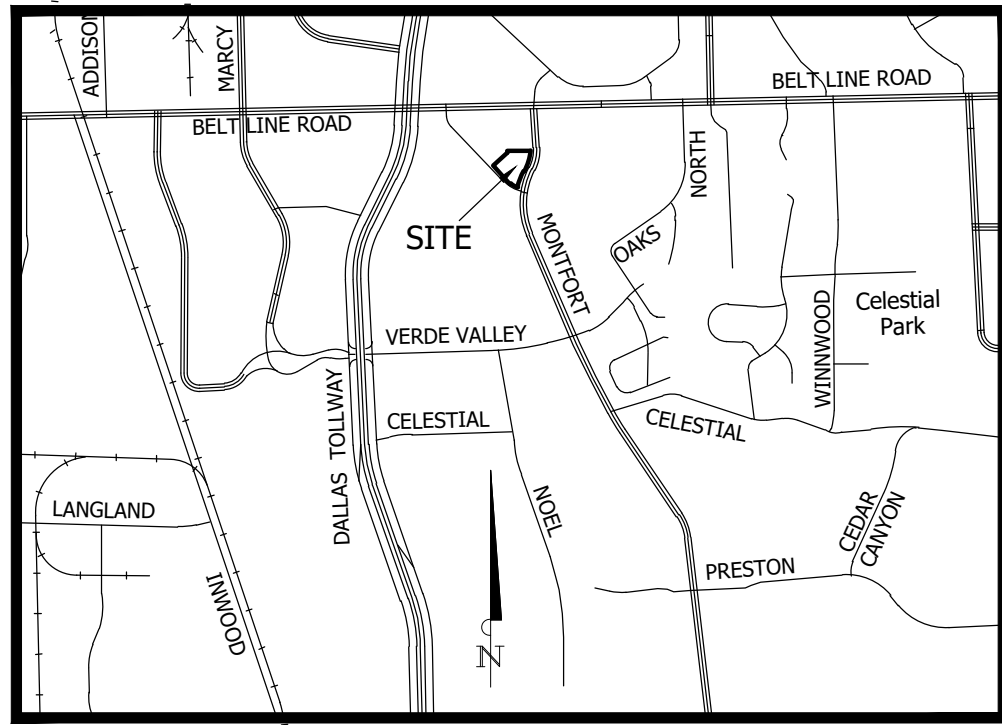
Background. The subject property is located west of Montfort Drive and approximately 275 feet south of Belt Line Road. In September 2021, this site was rezoned to the Planned Development (PD) zoning district and received SUP approval to facilitate the construction of Loro Asian Smokehouse.

This replat will dedicate needed right-of-way for Montfort Drive and will establish required access, utility, and drainage easements for the development.

Engineering Review. The replat has been reviewed by Town staff and is in compliance with all requirements.

**RECOMMENDATION:**

Staff recommends approval of the proposed replat.



VICINITY MAP  
NOT TO SCALE  
ADDISON, TEXAS

**LEGEND**

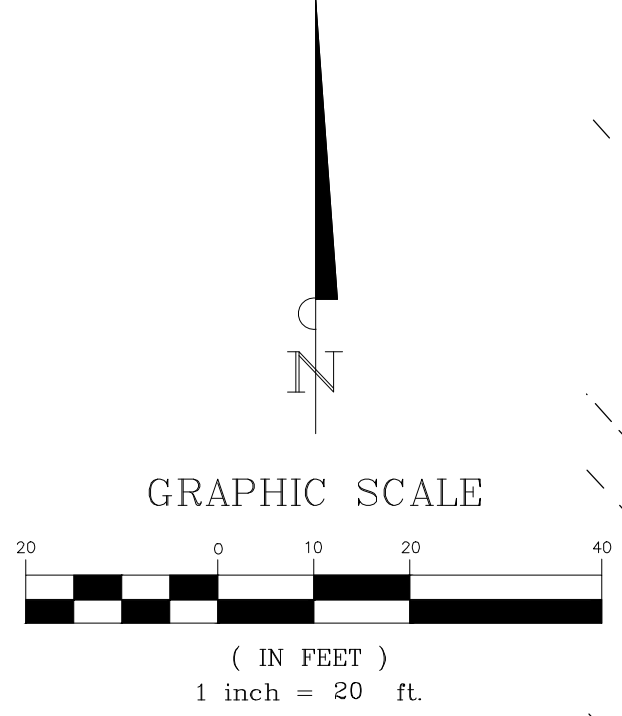
N NORTH  
S SOUTH  
E EAST  
W WEST

• DEGREES  
• MINUTES/FEET  
• SECONDS/INCHES

O.P.R.D.C.T.  
OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY, TEXAS

D.R.D.C.T.  
DEED RECORDS  
DALLAS COUNTY, TEXAS

M.R.D.C.T.  
MAP RECORDS  
DALLAS COUNTY, TEXAS



**GENERAL NOTES:**

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C0180K, dated July 7, 2014. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

**SURVEYOR'S CERTIFICATE:**

THAT I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

For: Bannister Engineering, LLC  
**PRELIMINARY,**  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT



Michael Dan Davis  
Registered Professional Land Surveyor  
Texas Registration No. 4838

STATE OF TEXAS §  
COUNTY OF TARRANT §

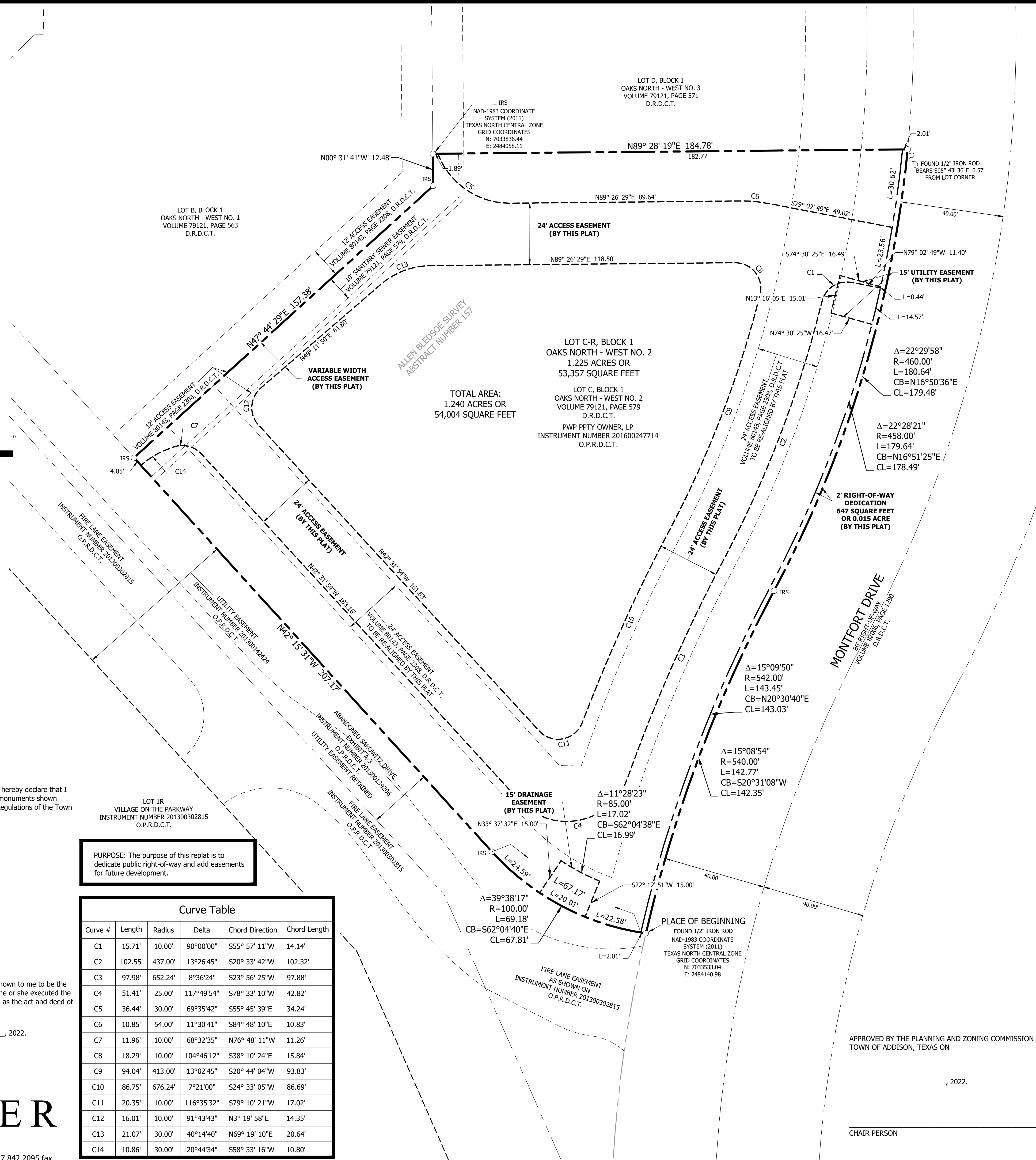
BEFORE ME, the undersigned authority, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, The State of Texas

PURPOSE: The purpose of this replat is to dedicate public right-of-way and add easements for future development.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71'	10.00'	90°00'00"	S55° 57' 11"W	14.14'
C2	102.55'	437.00'	13°26'45"	S20° 33' 42"W	102.32'
C3	97.98'	652.24'	8°36'24"	S23° 56' 25"W	97.88'
C4	51.41'	25.00'	117°49'54"	S78° 33' 10"W	42.82'
C5	36.44'	30.00'	69°35'42"	S55° 45' 39"E	34.24'
C6	10.85'	54.00'	11°30'41"	S84° 48' 10"E	10.83'
C7	11.96'	10.00'	68°32'35"	N76° 48' 11"W	11.26'
C8	18.29'	10.00'	104°46'12"	S38° 10' 24"E	15.84'
C9	94.04'	413.00'	13°02'45"	S20° 44' 04"W	93.83'
C10	86.75'	676.24'	7°21'00"	S24° 33' 05"W	86.69'
C11	20.35'	10.00'	116°35'32"	S79° 10' 21"W	17.02'
C12	16.01'	10.00'	91°43'43"	N3° 19' 58"E	14.35'
C13	21.07'	30.00'	40°14'40"	N69° 19' 10"E	20.64'
C14	10.86'	30.00'	20°44'34"	S58° 33' 16"W	10.80'



**OWNER'S CERTIFICATE:**

State of Texas §  
County of Dallas §

WHEREAS, **PWP PROPERTY OWNER LP** is the owner of that certain 1.240 acres (54,004 square feet) of land in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, described as Lot C, Block 1, Oaks North - West No. 2 (hereinafter referred to as Lot C), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 579, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a one-half inch iron rod found for the Southerly corner of said Lot C, same being the intersection of the existing Westerly right-of-way line of Montfort Drive (80' right-of-way), as recorded in Volume 82006, Page 1290, D.R.D.C.T. and the existing Northeasterly line of the Abandoned Sakowitz Drive retained as Utility Easement (hereinafter referred to as Utility Easement), as recorded in Instrument Number 201300139206, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same also being the beginning of a curve to the right, whose long chord bears North 62 degrees 04 minutes 04 seconds West, a distance of 67.81 feet;

**THENCE** Northwesterly, departing the existing Westerly right-of-way line of said Montfort Drive, with the common line between said Lot C and said Utility Easement, with said curve to the right, having a radius of 100.00 feet, through a central angle of 39 degrees 38 minutes 17 seconds, for an arc distance of 69.18 feet;

**THENCE** North 42 degrees 15 minutes 31 seconds West, continuing with the common line between said Lot C and said Utility Easement, a distance of 207.17 feet to the Southerly corner of that certain tract of land described as Lot B, Block 1, Oaks North - West No. 1 (hereinafter referred to as Lot B), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 563, D.R.D.C.T.;

**THENCE** North 47 degrees 44 minutes 29 seconds East, departing the existing Northeasterly line of said Utility Easement, with the common line between said Lot C and said Lot B, a distance of 157.38 feet to the Southeast corner of said Lot B;

**THENCE** North 00 degrees 31 minutes 41 seconds West, continuing with the common line between said Lot C and said Lot B, a distance of 12.48 feet to the Northwesterly corner of said Lot C, same being the Southwest corner of that certain tract of land described as Lot D, Block 1, Oaks North - West No. 3 (hereinafter referred to as Lot D), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 571, D.R.D.C.T.;

**THENCE** North 89 degrees 28 minutes 19 seconds East, a distance of 184.78 feet to the Northeast corner of said Lot C, same being the Southeast corner of said Lot D, same being the existing Westerly right-of-way line of said Montfort Drive, same also being the beginning of a non-tangent curve to the right, whose long chord bears South 16 degrees 50 minutes 36 seconds West, a distance of 179.48 feet;

**THENCE** Southerly with the common line between said Lot C and the existing Westerly right-of-way line of said Montfort Drive, with said non-tangent curve to the right, having a radius of 460.00 feet, through a central angle of 22 degrees 29 minutes 58 seconds, for an arc distance of 180.64 feet to the beginning of a non-tangent curve to the left, whose long chord bears South 20 degrees 31 minutes 08 seconds West, a distance of 142.35 feet;

**THENCE** Southerly, continuing with the common line between said Lot C and the existing Westerly right-of-way line of said Montfort Drive, with said non-tangent curve to the left, having a radius of 540.00 feet, through a central angle of 15 degrees 08 minutes 54 seconds, for an arc distance of 142.77 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.240 acres (54,004 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PWP PROPERTY OWNER LP**, does hereby adopt this plat designating the hereinabove property as:

**LOT C-R, BLOCK 1, OAKS NORTH - WEST NO. 2**

an addition to the Town of Addison, Dallas County, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown hereon.

This plat is approved by the Town of Addison and accepted by the owner(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

The proposed detention area easement(s) within the limits of the addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison shall not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property of person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean of debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) as in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure of structures, within the detention area(s) or subdivision storm drainage system.

The detention area easement line identified on this plat shown the detention area(s) serving this addition.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS UNDER MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**PWP PROPERTY OWNER LP**

By: \_\_\_\_\_  
Name:  
Title:

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, The State of \_\_\_\_\_

**REPLAT**  
**LOT C-R, BLOCK 1**  
**OAKS NORTH - WEST NO. 2**  
Being a Replat of Lot C, Block 1,  
Oaks North - West No. 2, an addition to the Town of Addison,  
Dallas County, Texas, according to the plat recorded in Volume  
79121, Page 579, Deed Records, Dallas County, Texas  
and Being 1.240 acres out of the  
Allen Bledsoe Survey, Abstract Number 157  
Town of Addison, Dallas County, Texas  
Town Case No. R2022-01  
Preparation Date: September 2021  
Revision Date: April 2022  
SHEET 1 OF 1

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER / DEVELOPER:  
PWP PROPERTY OWNER LP  
575 FIFTH AVENUE, 23RD FLOOR  
NEW YORK, NEW YORK 10017

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON \_\_\_\_\_, 2022.

CHAIR PERSON \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

**Planning & Zoning Commission**

**4.**

**Meeting Date:** 04/19/2022

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**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5280 Belt Line Road that is currently zoned Local Retail (LR), to allow a portion of the building to be used as a Restaurant.** Case 1847-SUP/5280 Belt Line Road (Sweetgreen).

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**Attachments**

1847-SUP Staff Report

1847-SUP Letter of Intent

1847-SUP Plans

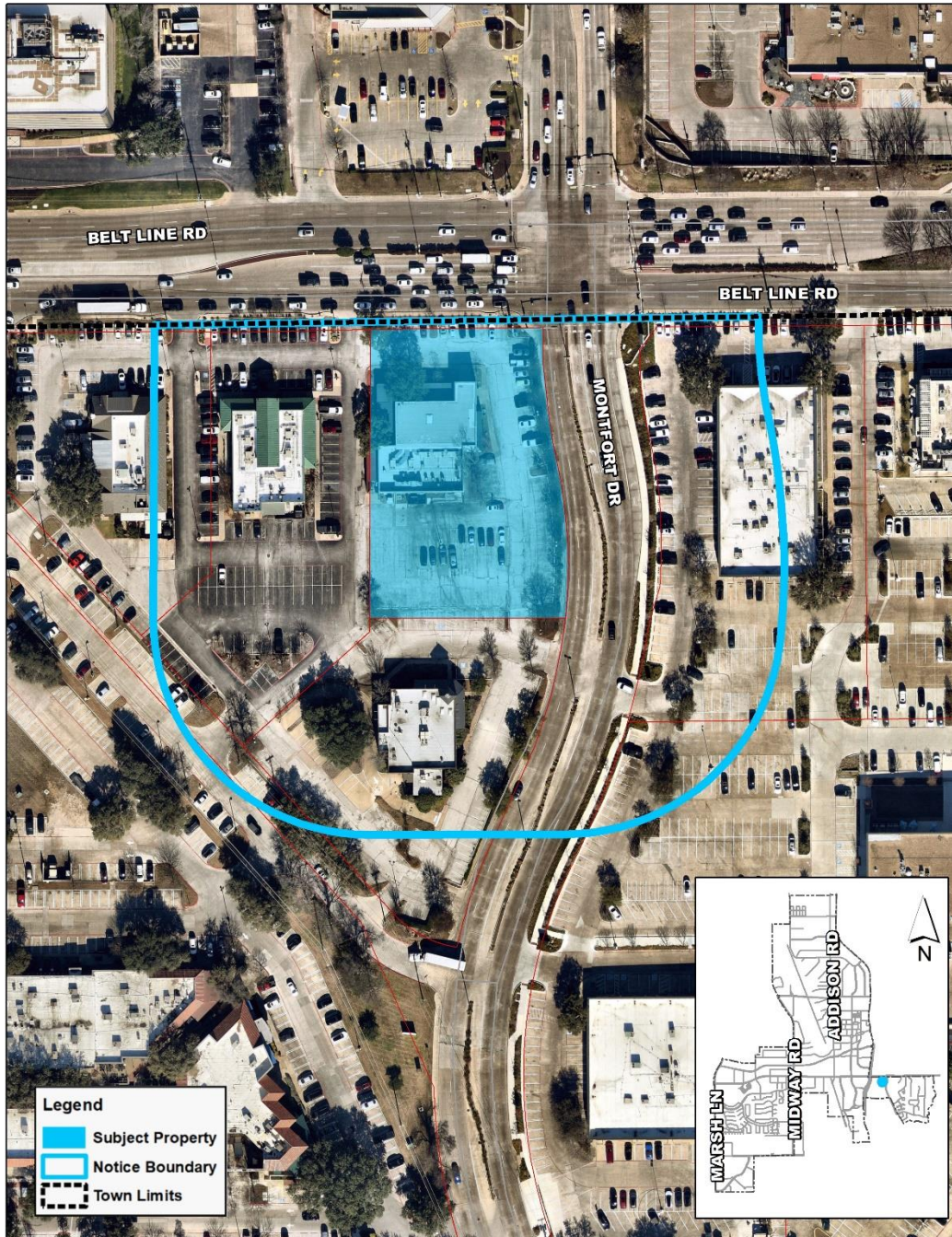
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# 1847-SUP

**PUBLIC HEARING** Case 1847-SUP/5280 Belt Line Road (Sweetgreen). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5280 Belt Line Road that is currently zoned Local Retail (LR), to allow a portion of the building to be used as a Restaurant.

## LOCATION MAP





April 15, 2022

## STAFF REPORT

RE: 1847-SUP/Sweetgreen and 1848-SUP/Postino

LOCATION: 5280 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant (Sweetgreen) and approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises and off-premises consumption (Postino)

APPLICANT: Bryan J. Ruesch, JSD Inc. (on behalf of Sweetgreen)  
Joseph Keresey, Service First Permits (on behalf of Postino)

## DISCUSSION:

**Background:** The subject property is located at 5280 Belt Line Road, which is the southwest corner of Belt Line Road and Montfort Drive. This site is zoned Local Retail (LR) with a Special Use Permit (SUP) for a restaurant with the sale of alcohol for on-premises consumption. This site was originally developed in 1979 as Don Miguel's Restaurant, and shortly thereafter, converted to El Fenix. In 2017, a new SUP was approved for the current tenant, Meso Maya.

The current property owner, Northwood Investors, owns the three adjacent restaurant parcels to the west and south (to include the recently approved redevelopment site for Loro Asian Smokehouse), as well as Prestonwood Place, the restaurant-anchored mixed use center at the southeast corner of Belt Line Road and Montfort Drive. With this request, Northwood Investors proposes to re-tenant this large floor plan dining space with two restaurant concepts, Postino and Sweetgreen. This proposal is aligned with their ongoing reinvestment efforts in this area by introducing new dining concepts to the Addison restaurant inventory.

**Sweetgreen** is a fast-casual restaurant serving regionally and locally sourced fresh ingredients that make up their specialty salads and "warm bowls". Every morning, Sweetgreen stores receive deliveries of fresh whole vegetables, fruits, and grains, all of which are transformed into healthy, fresh menu items by their employee teams. Sweetgreen also offers a variety of beverages, but does not serve alcohol. Sweetgreen has nearly 150 restaurant locations across 13 states. This proposed location would be the third DFW location (the first two locations are in Deep Ellum and Uptown). The proposed operating hours for the Addison location are 10:30 am – 10:30 pm Monday through Saturday, and 11 am – 6 pm on Sundays.

**Postino** is a casual sit-down restaurant and wine café that was created to provide communities with a space to connect through unique, approachable wines; simple food prepared with local ingredients; and a warm, edgy culture that brings everyone together. Today, Postino continues



this tradition with sixteen unique locations (Arizona, California, Colorado, Georgia, and Texas), each set in historically relevant buildings integral to the neighborhoods that surround them. This proposed location would be the second DFW location (the first location is in Deep Ellum). In addition to food sales, Postino intends to sell alcohol for on-premises consumption and to operate a small wine retail component to allow for the sale of alcohol for off-premises consumption. The proposed operating hours for the Addison location are 11 am – 11 pm Monday through Thursday, 11 am – 12 am on Fridays, 9 am – 12 am on Saturdays, and 9 am – 10 pm on Sundays.

These proposed restaurants require SUPs due to the proposed change from one restaurant tenant to two restaurant tenants for the subject property, and due to the request by Postino to sell alcoholic beverages for off-premises consumption.

Proposed Plan: With this request, the property owner proposes to subdivide the building to create two tenant spaces. Sweetgreen would occupy the eastern, 3,200 square foot tenant space, which would be comprised of 2,150 square feet of interior floor area and a 1,050 covered patio created from space that is currently interior to the building. Reflective of its fast casual business model, Sweetgreen only provides seating for 38 diners (20 interior/18 patio seats). In addition to the patio improvements, Sweetgreen will be painting their portion of the façade white, and adding new fabric canopies, cedar accent trim, and wall sconces. The interior floor plan is predominately comprised of kitchen and service area, with a single row of bar seating lining the new storefront delineating the patio from the interior space.

Postino would occupy the western, 5,546 square foot tenant space, which would be comprised of 4,446 square feet of interior floor area and a 1,000 covered patio. This proposed floor plan would reclaim a portion of the existing Meso Maya patio space at the western façade. Postino will provide seating for 160 diners, which will be comprised of 110 interior seats and 50 patio seats. Most of the existing brick façade will be retained and will maintain the same color. A new entryway will be added to the building and the patio will be reconstructed through the addition of new awnings, a black brick base, operable windows, and a fireplace. The new wall at the east side of the patio will be clad in charcoal colored stucco, and that material will also be added to the north façade as an accent material. The interior of the space would be comprised of a dining and bar area, kitchen, and small wine retail space near the entryway.

This proposed plan will not add any additional floor area. As one of the more physically constrained properties in Addison, improvements to parking, landscape, and pedestrian connectivity are very difficult to achieve without detrimentally impacting the economic viability of the property.

Parking: When a restaurant use was first approved for this site, it was granted a parking ratio of 1 space per 100 square feet. This is atypical of free standing restaurants, which generally require 1 space per 70 square feet. The reasoning behind this is unclear, but perhaps it was considered an extension of the Village on the Parkway retail center and as a result, the mixed-use ratio of 1 space per 100 square feet was applied. Given that this condition was extended to Meso Maya in 2016, it would be appropriate to extend this same condition to these requests.

During the review of the Meso Maya SUP, the site plan demonstrated compliance with the overall parking requirements as well as the requirements for handicapped parking. Those plans called for one handicapped parking space to be added, and all of the spaces to be relocated from the west side of the Belt Line frontage to the east side. Those improvements were never executed by Meso Maya and the site is currently short one handicapped space. Staff has asked the current applicants to correct this condition, which has resulted in the loss of one additional parking space

to accommodate the required clear area adjacent to the space. This space could be reclaimed elsewhere, but that action would result in the loss of landscape and building floor area, if lost landscape would then need to be replaced as well.

Given that the proposed cumulative seating proposed by the two restaurants will provide 131 fewer seats than Meso Maya, the loss of landscape and building floor area would have a greater negative impact than the loss of this parking space. With Northwood Investors also owning the three surrounding restaurant properties, they are well-positioned to mitigate any unforeseen issues.

Exterior Facades: The façade plans reflect changes to the color scheme (painted white) and the creation of a recessed patio for the Sweetgreen portion of the building and modifications to the storefront, patio, rear service entry, and western façade for the Postino portion of the building. The current material palette will largely remain the same, with the exception of the addition of stucco for the portion of the existing patio that is being reclaimed as interior space.

Landscaping and Open Space: Since this property was developed in the late 1970s, it is far below the current landscaping requirements. Additionally, the site only provides a three-foot sidewalk located immediately at the back of curb. The proposed plan increases total landscape area slightly by adding 20 square feet of landscape area, which still puts the site well below the 20% required. The plan also does not meet the twenty-foot street landscape buffer standard or the requirement to provide larger sidewalks.

Unfortunately, absent a complete redevelopment of this site, it would be impossible to comply with the current standards. Staff has worked with the applicant to maximize the amount of landscaping provided within the site without detrimentally impacting other site features. In addition to the small increase in total landscape area, the applicant will be enhancing the existing planting areas by departing from the current xeriscape appearance and filling in those areas with additional groundcover.

Staff believes that the proposed landscaping gets the property as close as possible to current requirements under the existing site configuration.

#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Northwood Investors continue their ongoing reinvestment efforts in the Montfort Drive and Belt Line corridors. Sweetgreen and Postino will be strong additions to the Addison restaurant mix and they have sufficiently addressed the many physical constraints that result from the development history of this site.

Staff recommends approval of these requests, subject to the following condition:

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



## Development Description *sweetgreen* – Addison 04/15/2022

### The Site

*Sweetgreen* is proposing to lease approximately 3,200 square feet of Floor Area, located at 5280 Beltline Road. The premises is currently operating as single restaurant within 8,746 square feet, Meso Maya, that will be vacating the building. The Landlord, Northwood Retail, will be subdividing the building to allow for 3,200 square feet for *sweetgreen* on the east side and the remaining 5,546 square feet for an adjacent tenant on the west side. *Sweetgreen* will fit seamlessly into the current retail fabric by offering fast, healthy food choices for the visitors to this diverse and heavily frequented area for shopping and commerce. *Sweetgreen* is requesting a Special Use Permit to operate their restaurant at this location and following is information provided in support of the request.

### The Exterior

*Sweetgreen* is proposing to enhance the exterior of the building with their brand image. The intent is to paint the existing brick masonry walls on the north, east and south faces with a white color. The existing canopy structure and columns covering the landscaped area on the east side will be removed and openings within the existing walls will be constructed to allow for an open air, but covered roof “patio” area. A new storefront wall will be constructed on the interior to separate the interior space from the covered roof exterior “patio” area. Fabric awnings will be added to the new east and south openings as well as the existing entry openings on the east and north facades. All the masonry openings will be trimmed in stained cedar. New black sconces will flank the east and north entry openings.

An internally illuminated channel letter “*sweetgreen*” sign is proposed for over the front entry wall openings at both the north and east facades. The channel letters will be faced with a day/night vinyl to read as dark green in daylight and white in the evening. The existing pylon sign area will be divided into two spaces with *sweetgreen* having the lower space and the adjacent tenant the upper space. The pylon panel will be dark green with white copy. To encourage patron enjoyment of the covered “patio” area, *sweetgreen* proposes the addition of new stylized, durable outdoor furniture, string lighting, and ceiling fans all part of an enhanced customer experience. The planting areas along the east façade and to which the covered patio area will be open to will be refreshed with new plantings to help enhance and update the exterior experience.

The parking field currently consists of 87 parking stalls and was previously approved on a parking ratio of 1 space per 100 square feet for the previous restaurant tenant. Per staff, we have reconfigured the front parking along Belt Line Road to add a fourth accessible parking stall to maintain compliance with the TAS accessible parking ratio based on total number of provided stalls. This reconfiguration reduces the parking stall count to 86 parking stalls, with a new requested ratio applied here of 1 space per 102 square feet. The building footprint is unchanged and we are not adding any new impervious area for patio space. The covered patio is created and carved out from the existing building area.

### The Company

Conceived to bridge the gap between healthy eating and convenience, *sweetgreen* is a fast-casual restaurant serving regionally and locally sourced fresh ingredients that make up their specialty salads and “warm bowls”. Every morning, *Sweetgreen* stores receive deliveries of fresh whole vegetables, fruits and grains, all of which are transformed into healthy, fresh menu items by their employee teams. *Sweetgreen* also offers a variety of beverages, but does not serve alcohol.

*Sweetgreen* is passionate about building relationships with each community, supporting and partnering with small and mid-size farmers, and also volunteering with local non-profits.

*Sweetgreen* is committed to sustainability, as evidenced in their food packaging design and waste management practices. All *sweetgreen* stores have compost services and pick-up, averaging diverting 60% of waste from landfills, composting 75% of food scraps.

### Operations

The following information represents the most frequently asked questions regarding *sweetgreen*’s store operations.

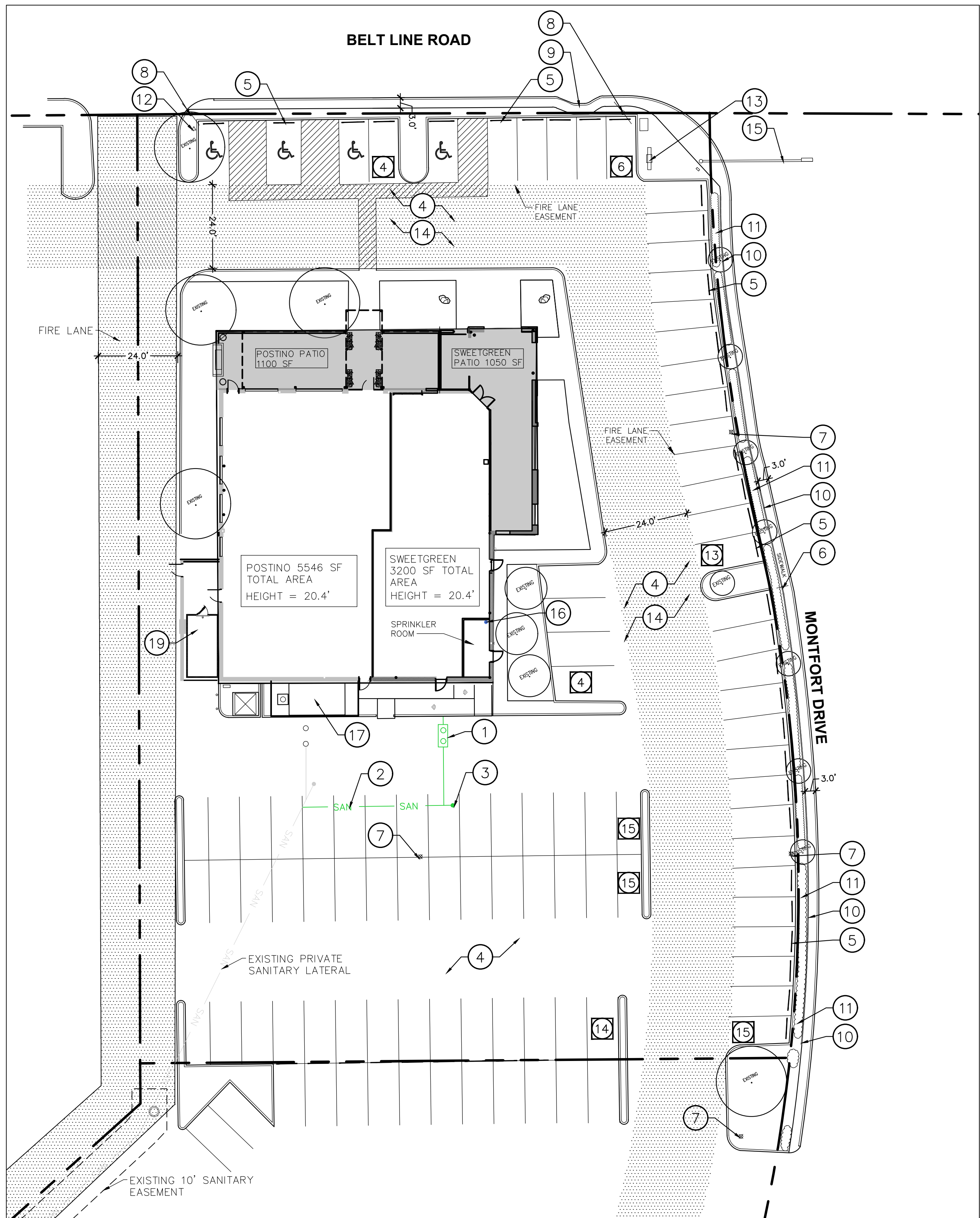
- Employees:
  - Approximately thirteen (13) employees are anticipated at peak shift, including full and part-time staff. No more than twenty-five (25) people within the facility at any given time during a shift change.



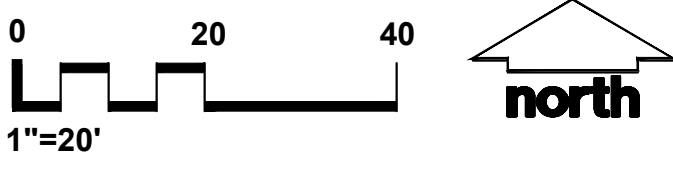
- Days/Hours of Operation (typical):
  - Monday through Saturday, 6:00 a.m. to 11:00 p.m.
  - Sunday 7:00 a.m. to 7:30 p.m.
- Days/Hours Open to the Public (typical):
  - Monday through Saturday, 10:30 a.m. to 10:30 p.m.
  - Sunday, 11:00 a.m. to 6:00 p.m.
- Covered Outdoor Dining:
  - *Sweetgreen's* proposed covered outdoor seating area is an amenity for the convenience of customers and it provides a critical opportunity for enhanced place-making.
  - Hours of operation to be determined and/or as allowed per code - Monday through Saturday until 10:30 pm, Sunday until 6:00 pm.
- Days/Hours for Delivery:
  - Rear loading area deliveries anticipated (6) times per week, typically between the hours of 7:00 a.m. and 9:00 a.m.
  - Small deliveries via USPS/UPS/FedEx or similar, anticipated via front door during normal business hours.
- Food Ordering Method
  - Customer to order on-line or park and place an order in-store with two seating options: In-store or in the designated covered outdoor dining space or may leave directly after.
- Trash/Compost/Recycling:
  - Existing trash, composting, and recycling areas are located at the rear of the building, near the loading/service area.
  - Regularly scheduled pick-ups to occur (6) to (7) days per week.
  - Hours of pick-up to be determined and as allowed per code.



File: G:\2021\110488\03 DD-Entitlements\00 DWG\Landscapes\00 Sweetgreen\_Landscape Plans.dwg Layout: SD1.0 User: mjakeel-hobart Plotted: Apr 15, 2022 4:13pm Xrefs: 21-10488 Sweetgreen Addison, TX



**1 SITE PLAN**  
SD1.0



**PROJECT AREA**  
NOT TO SCALE

**SITE PLAN NOTES:**

1. PROPOSED GREASE TRAP BY SWEETGREEN. PAVEMENT TO BE REPAIRED IN AREAS OF DISTURBANCE TO MATCH EXISTING AND MAINTAIN EXISTING DRAINAGE SLOPES.
2. PROPOSED 4" PRIVATE SANITARY SEWER.
3. PROPOSED SANITARY SEWER CLEANOUT.
4. EXISTING PARKING LOT TO BE REPAIRED, AND RESTRIPE BY LANDLORD. NEW PAVEMENT TO MATCH EXISTING PROFILE.
5. EXISTING WHEEL STOP (TYPICAL).
6. EXISTING DART BUS STOP.
7. EXISTING LIGHT POLE.
8. EXISTING POWER POLE.
9. EXISTING 4" INLET.
10. EXISTING RETAINING WALL.
11. EXISTING LANDSCAPE SCREENING.
12. EXISTING GAS METER.
13. EXISTING SIGN.
14. FIRELANE.
15. EXISTING TRAFFIC SIGNAL.
16. APPROXIMATE LOCATION OF EXISTING WATER SERVICE TO BE SPLIT FOR TWO TENANTS. EACH TENANT LINE TO HAVE A BALL VALVE LOCKOUT MECHANISM.
17. DUMPSTER AND DUMPSTER ENCLOSURE.
18. ADA ACCESSIBLE RAMP.
19. SERVICE YARD WITH SCREENING WALL.

**SITE DATA/ PARKING ANALYSIS**

ZONING	LOCAL RETAIL DISTRICT
PROPOSED USE:	SWEETGREEN RESTAURANT POSTINO RESTAURANT WITH ALCOHOL SALES FOR ON-PREMISE AND OFF-PREMISE CONSUMPTION
SWEETGREEN BUILDING AREA	3200 SF (1050 SF PATIO + 2150 SF INTERIOR)
POSTINO BUILDING AREA	5546 SF (1100 SF PATIO + 4446 SF INTERIOR)
LOT AREA:	46,447 SF = 1.07 ACRES
LOT COVERAGE:	41,730 (IMPERVIOUS), 4,717 (PERVIOUS)
LOT PERCENTAGE:	89% (IMPERVIOUS), 11% (PERVIOUS)
TOTAL BUILDING AREA	8746 (UNCHANGED)
TOTAL PARKING AREA REQUIRED AT 1 SPACE/100 SF (EXISTING RATIO)	87 CARS (EXISTING)
TOTAL PARKING PROVIDED AT 1 SPACE/ 102 SF	86 CARS (ADDED 1 ADDITIONAL ACCESSIBLE STALL IN LIEU OF 2 EXISTING STALLS)
LEGAL DESCRIPTION	LOT D, BLOCK 1 OF OAKS NORTH-WEST NO. 3, AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 79121, PAGE 571, MAP RECORDS, DALLAS COUNTY, TEXAS.



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**CHICAGO REGIONAL OFFICE**  
1400 EAST TOUHY AVENUE, SUITE 215  
DES PLAINES, IL 60018  
P. 312.644.3379

CLIENT:  
**Postino & sweetgreen**

CLIENT ADDRESS:  
**3101 EXPOSITION BOULEVARD  
LOS ANGELES, CA 90018**

PROJECT:  
**Postino & sweetgreen  
5280 BELT LINE ROAD**

PROJECT LOCATION:  
**ADDISON, TEXAS  
DALLAS COUNTY**

**PLAN MODIFICATIONS:**

#	Date:	Description:
1	10/28/2021	Presubmittal Meeting
2	03/24/2022	SUP Submittal
3		
4		
5		
6		
7		
8		
9		
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11		
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13		
14		
15		

Designed By: LV / MJH  
Reviewed By: LV  
Approved By: LV

**SHEET TITLE:**  
**SUP SITE PLAN**

SHEET NUMBER:  
**SD1.0**

Case # 1847-SUP

JSD PROJECT NO: 21-10488

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CHICAGO REGIONAL OFFICE  
1400 EAST TOWHY AVENUE, SUITE 215  
DES PLAINES, IL 60018  
P. 312.644.3379

CLIENT:  
**Postino & sweetgreen**

CLIENT ADDRESS:  
**3101 EXPOSITION BOULEVARD  
LOS ANGELES, CA 90018**

PROJECT:  
**Postino & sweetgreen  
5280 BELT LINE ROAD**

PROJECT LOCATION:  
**ADDISON, TEXAS  
DALLAS COUNTY**

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Designed By: LV / MJH  
Reviewed By: LV  
Approved By: LV

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.0**

JSD PROJECT NO: 21-10488

**LANDSCAPE PLAN GENERAL NOTES:**

- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND DIRECTIONS OF THE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL WORK FROM DAMAGE BY OTHERS UNTIL THE WORK IS COMPLETE AND ACCEPTED BY THE PARK DISTRICT.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.
- EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED AND IDENTIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES—UNDERGROUND AND OVERHEAD WHERE APPLICABLE. WHERE UNDERGROUND UTILITIES EXISTS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 230 SOUTHERN BUILDING, WASHINGTON D.C. 20005 (ANSI Z60.1).
- ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME NURSERY SOURCE.
- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT AS EACH PHASE OF WORK IS UNDERTAKEN PRIOR TO PLANTING OPERATIONS SO THAT THE LANDSCAPE ARCHITECT CAN BE PRESENT TO VERIFY PLANT SPECIES, SIZES AND OVERALL HEIGHT IMMEDIATELY PRIOR TO PLANTING. IF NOTICE IS NOT GIVEN BY THE CONTRACTOR, HE SHALL REMOVE/REPLACE PLANTS AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.
- PLANT SHRUBS AFTER THE FINAL GRADES HAVE BEEN ESTABLISHED AND PRIOR TO THE PLANTING OF LAWNS UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE NEW GRADE AS IT BORE TO THE GRADE AT THE NURSERY.
- ALL PLANTS SHALL BE PLANTED PER THE LANDSCAPE PLAN, DETAILS AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY, OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ADJUST SHRUB, PERENNIAL, AND GROUNDCOVER SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS.
- THE LANDSCAPE ARCHITECT OR OWNER RESERVES THE RIGHT TO REJECT PLANTS ON SITE WHETHER STOCK PILED OR PLANTED IN PLACE. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM SITE.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN. THE CONTRACTOR SHALL FURNISH AND INSTALL 3" LAYER OF SHREDDED HARDWOOD MULCH UNDER ALL TREE PLANTINGS AND SHRUB BEDS. (SUBMIT SAMPLE, SEE SPECS.)
- AN APPROVED GRANULAR ORGANIC PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING, AND MAINTENANCE OPERATIONS.
- ALL PLANTS TO BE "HEELED IN" OR STORED ON-SITE AND SHALL BE GROUPED TOGETHER BY SPECIES AND SIZE AND SHALL BE COVERED WITH MULCH OR COMPOST TO PREVENT DESICCATION. DO NOT DELIVER ANY PLANTS THAT CANNOT BE PLANTED WITHIN FIVE (5) WORKING DAYS.
- FOR ALL GROUNDCOVERS, ROTOTILL 2" OF SPHAGNUM PEAT INTO TOPSOIL TO A DEPTH OF 6" TO YIELD A HOMOGENOUS MIXTURE OF TOPSOIL AND PEAT.
- GROUNDCOVER AREAS SHALL ONLY RECEIVE 1 1/2" SHREDDED HARDWOOD MULCH (NO FABRIC). CAREFULLY PLACE MULCH AROUND EACH PLANT BASE.
- ALL EXCAVATED TOPSOIL SHALL BE RE-USED BY THE CONTRACTOR OR IF CONSTRUCTION YIELDS ADDITIONAL TOPSOIL, IT SHALL BE STOCKPILED ON SITE IN AN AREA DESIGNATED BY THE OWNER FOR RE-USE BY THE CONTRACTOR PRIOR TO IMPORTING NEW TOPSOIL (IF ANY).
- ALL DISTURBED AREAS SHALL RECEIVE 6" MINIMUM OF TOPSOIL (COMPACTED). LANDSCAPE CONTRACTOR TO COORDINATE THEIR WORK WITH OTHER TRADES REGARDING FINISH GRADING. IF AVAILABLE, CONTRACTOR IS TO USE STOCKPILED TOPSOIL ONSITE. IF NOT AVAILABLE THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOIL NECESSARY TO MEET FINISH GRADE.
- TOPSOIL SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEUS MATERIALS: NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
- DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREAS IN AN ORDERLY MANNER. REMOVE ALL DEBRIS FROM THE JOB SITE ON A DAILY BASIS.
- ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT.
- SUBSTITUTION OF PLANT MATERIAL DUE TO LACK OF AVAILABILITY MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTE PLANTS SHALL BE THE SAME SIZE, OR LARGER, AND OF EQUAL OR BETTER VALUE THAN THE ITEMS SPECIFIED. THE "EQUALITY" WILL REST WITHIN THE SOLE JUDGEMENT OF THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE MATERIALS MUST BE MAINTAINED IN GOOD CONDITION, PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND BE KEPT FREE OF REFUSE AND DEBRIS. ANY DEAD, UNHEALTHY, OR MISSING PLANTS MUST BE REPLACED WITHIN 60 DAYS OF NOTIFICATION, UNLESS AN EXTENSION IS APPROVED.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF ALL TAGGED PLANT MATERIAL PRIOR TO PURCHASE FOR APPROVAL OF THE OWNER/LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL ESTABLISHED.

**LANDSCAPE CALCULATIONS**

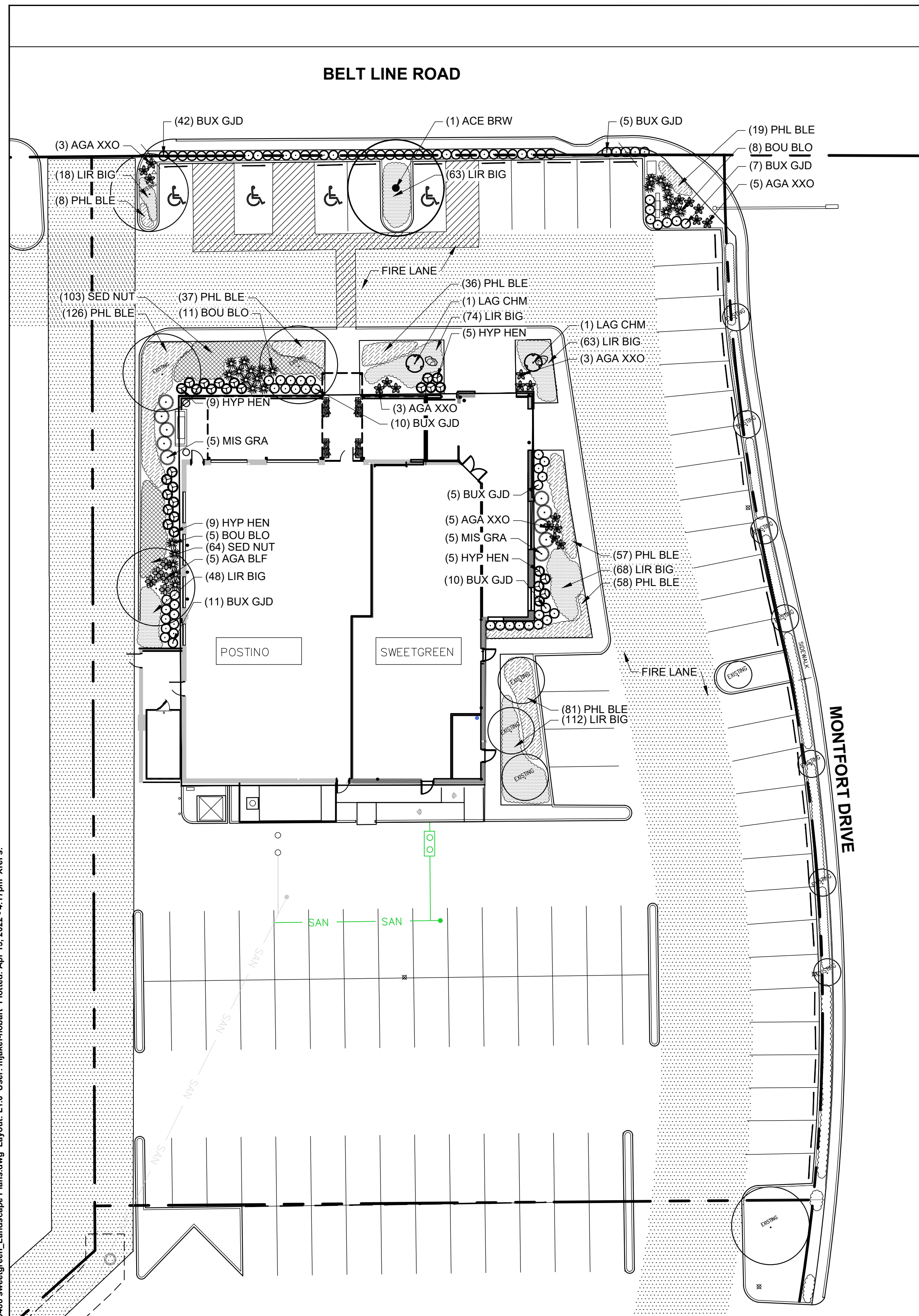
	REQUIRED	EXISTING	PROPOSED
EXISTING AND PROPOSED OVERALL LANDSCAPE PERCENTAGE	9290 SF	4,697 SF	4,717 SF
20%	46447 SF * 0.20= 9289.40 SF		
EXISTING AND PROPOSED PARKING LOT LANDSCAPE PERIMETER	1 SHRUB PLANTED EVERY 3 TO 3.5 FEET O.C.	NO	YES
EXISTING AND PROPOSED FOUNDATION LANDSCAPE INTERIOR AREA	1651 SF	1080 SF	1100 SF
5%	33010 SF * 0.05= 1650.50 SF		

NOTE: ALL EXISTING LANDSCAPING TO REMAIN OTHER THAN ADDITIONAL LANDSCAPING AS SHOWN BY THIS PLAN. LANDLORD WILL CONTINUE TO MAINTAIN ALL NEW AND EXISTING LANDSCAPING, PARKING LOT, SITE LIGHTING, AND OTHER SITE FEATURES.

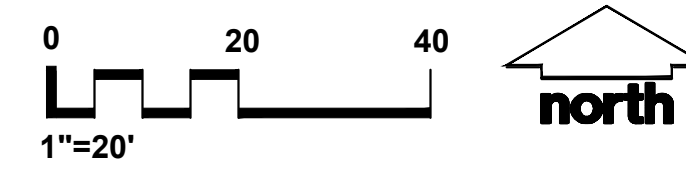
**CUMULATIVE PLANT LIST**

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	
	ACE BRW	1	Acer rubrum 'Brandywine' / Brandywine Red Maple	B & B	4" Cal	
	LAG CHM	2	Lagerstroemia x 'Chocolate Mocha' TM / Delta Jazz Crape Myrtle	Container	4' Tall	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING
	AGA BLF	5	Agave x 'Blue Flame' / Blue Flame Agave	5 gal		36" o.c.
	AGA XXO	19	Agave x 'Blue Glow' / Blue Glow Agave	5 gal		30" o.c.
	BOU BLO	24	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal		36" o.c.
	BUX GJD	90	Buxus microphylla japonica 'Grejade' TM / Baby Jade Dwarf Japanese Boxwood	5 gal		30" o.c.
	HYP HEN	28	Hypericum henryi / St. John's Wort	5 gal		30" o.c.
	MIS GRA	10	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal		48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING
	LIR BIG	446	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal		16" o.c.
	PHL BLE	422	Phlox subulata 'Blue Emerald' / Blue Emerald Creeping Phlox	1 gal		16" o.c.
	SED NUT	167	Sedum nuttallianum / Yellow Stonecrop	1 gal		18" o.c.



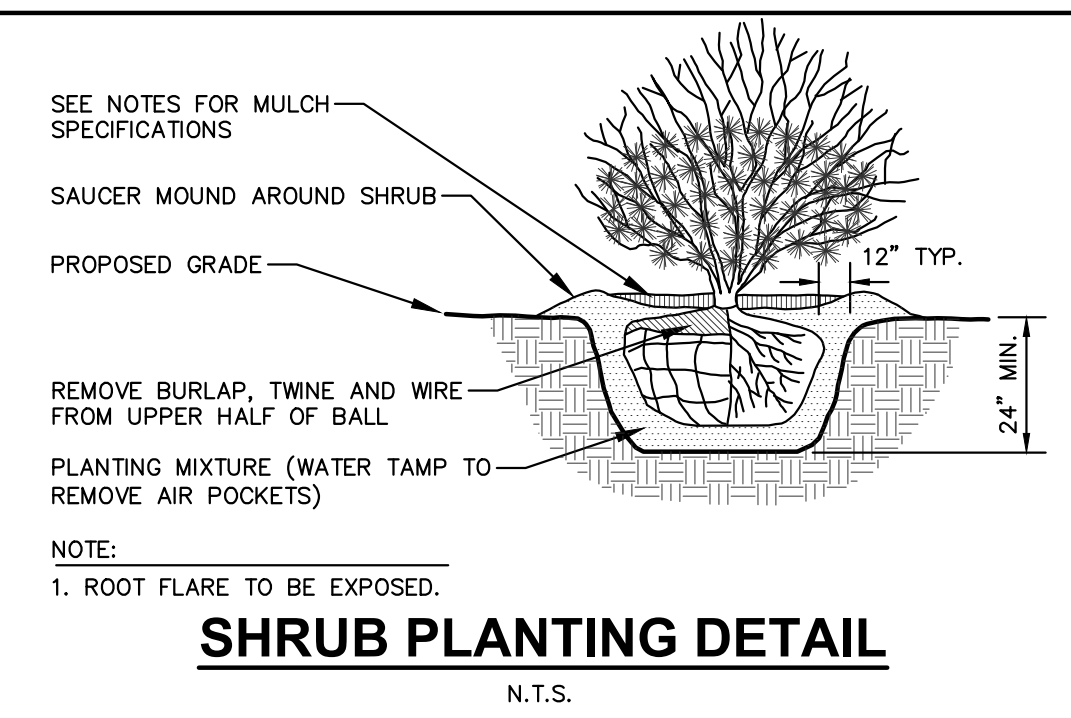
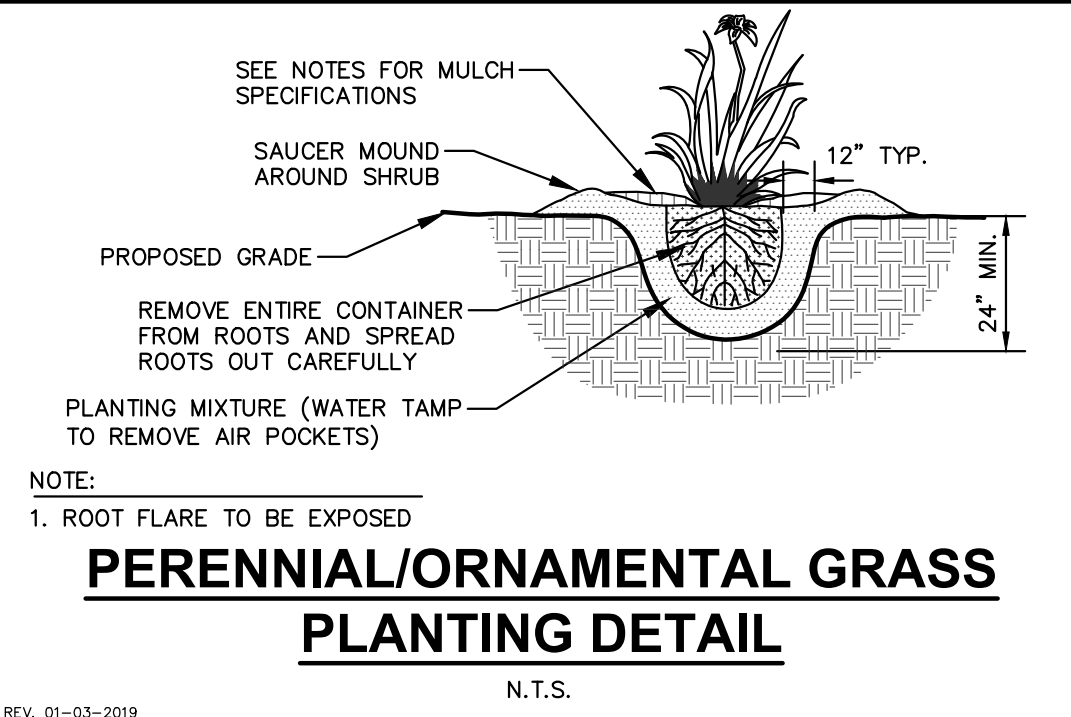
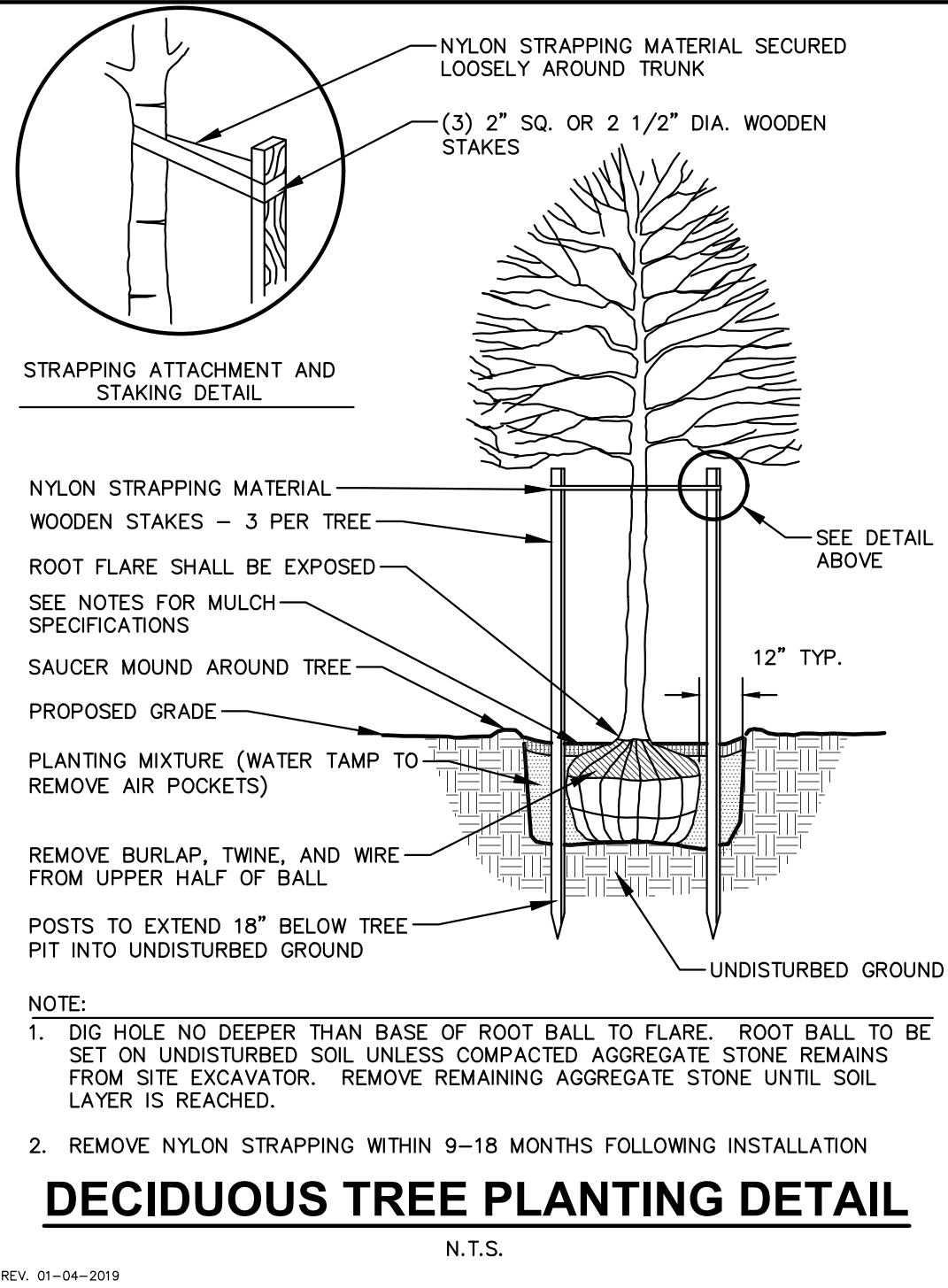
**1 LANDSCAPE PLAN**  
L1.0



File: C:\Users\mjakei-hobart\appdata\local\temp\AcPublish\_5968321-10488\sweetgreen\_Landscape Plans.dwg Layout: L1.0 User: mjakei-hobart Plotted: Apr 15, 2022 - 4:17pm Xref's:

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**CHICAGO REGIONAL OFFICE**  
 1400 EAST TOUCHY AVENUE, SUITE 215  
 DES PLAINES, IL 60018  
 P. 312.644.3379

CLIENT:  
**Postino & sweetgreen**

CLIENT ADDRESS:  
**3101 EXPOSITION BOULEVARD**  
**LOS ANGELES, CA 90018**

PROJECT:  
**Postino & sweetgreen**  
**5280 BELT LINE ROAD**

PROJECT LOCATION:  
**ADDISON, TEXAS**  
**DALLAS COUNTY**

**PLAN MODIFICATIONS:**

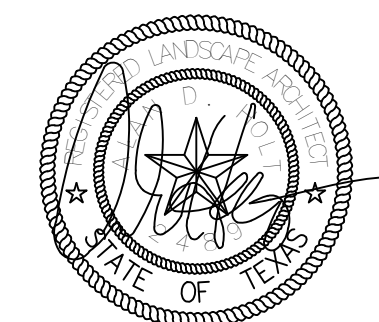
#	Date:	Description:
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Designed By: LV / MJH  
 Reviewed By: LV  
 Approved By: LV

SHEET TITLE:  
**LANDSCAPE DETAILS**

SHEET NUMBER:  
**L2.0**

JSD PROJECT NO: 21-10488



LANDSCAPE ONLY  
 APRIL 15, 2022  
 Case # 1847-SUP

File: C:\Users\mjako-hobart\appdata\local\temp\AcPublish\_2140421-10488\_sweetgreen\_Landscape Plans.dwg Layout: L2.0 User: mjako-hobart Plotted: Apr 14, 2022 - 5:00pm Xref's: 21-10488\_sweetgreen Addison.TX

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sweetgreen

3101 W. EXPOSITION BLVD.  
LOS ANGELES, CALIFORNIA 90018

THESE DRAWINGS & SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF SWEETGREEN CORPORATION. THEY SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF SWEETGREEN CORPORATION. THESE DRAWINGS & SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL SWEETGREEN STORE (WHICH IS SUBJECT TO CHANGE AT ANY TIME) AND MAY NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER (EXCEPT AS STATED ABOVE) UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED.

ARCHITECT OF RECORD:



FIRM REGISTRATION NO. BR 3045

STAMP:

03/23/22

PROJECT INFORMATION:  
**ADDISON**

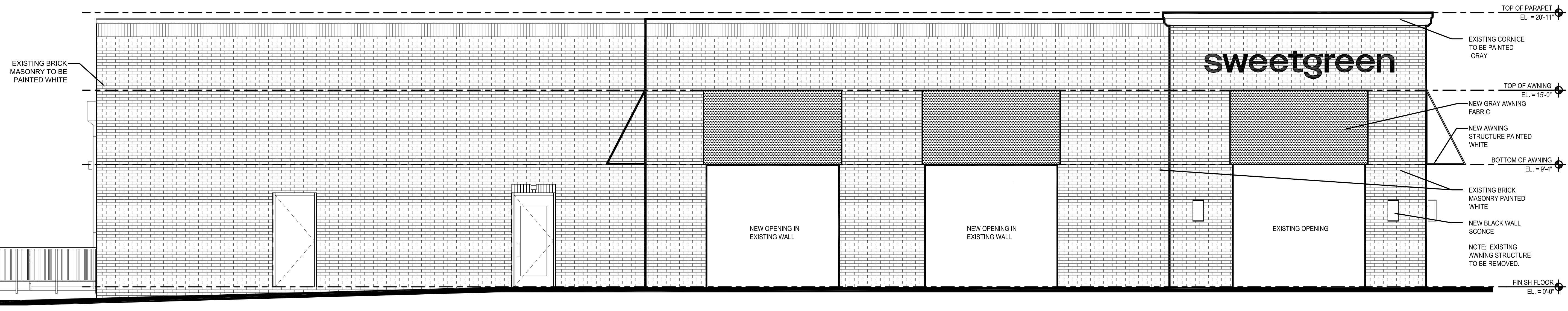
PROJECT INFORMATION:  
**5280 BELT LINE ROAD  
DALLAS, TX 75254**

DRAWN BY: MB  
CHECKED BY: ST  
PROJECT MANAGER: ST  
SG DESIGN MANAGER: LG  
SG CONSTR. MANAGER: KZ  
PROJECT NO: 020421  
TEMPLATE VERSION: 200908

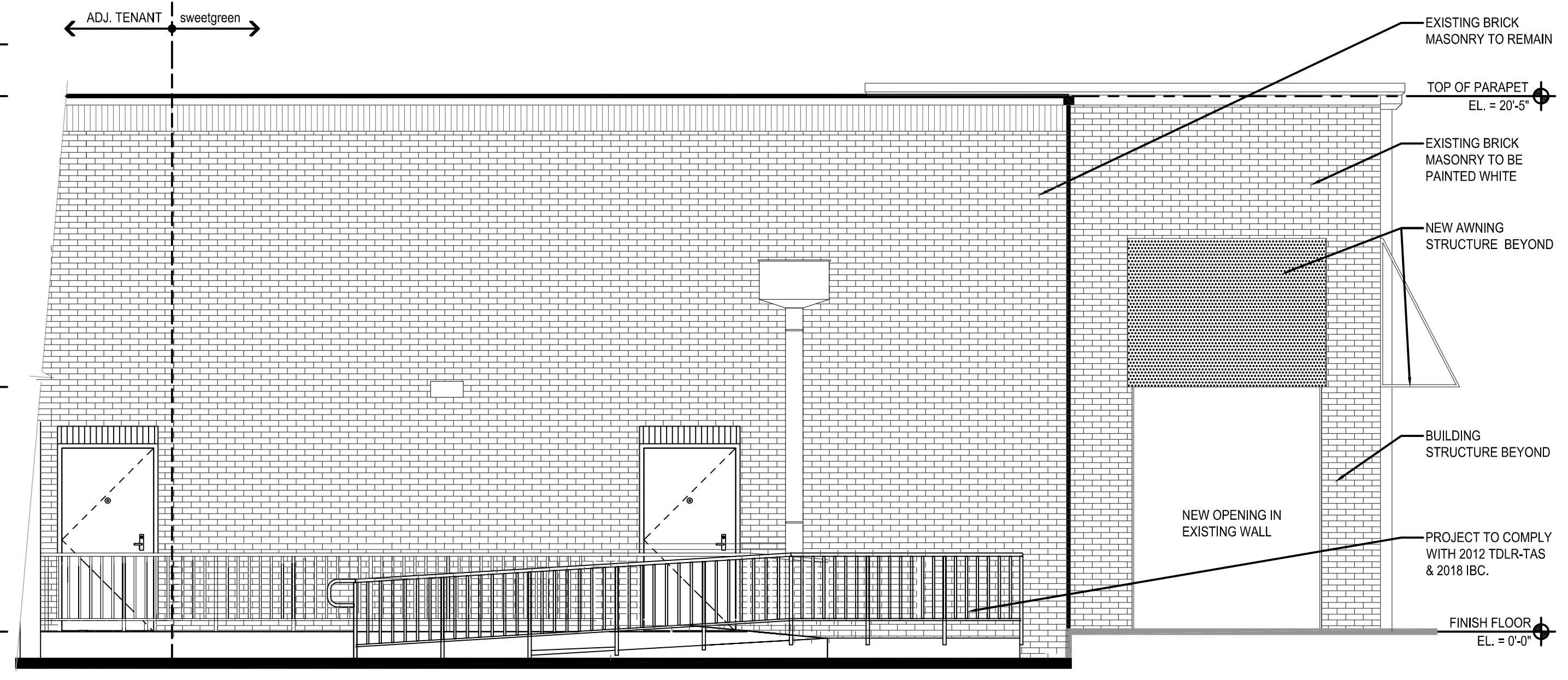
REVISIONS  
REV. DATE DESCRIPTION

**EXTERIOR ELEVATIONS**  
**CASE # 1847-SUP**

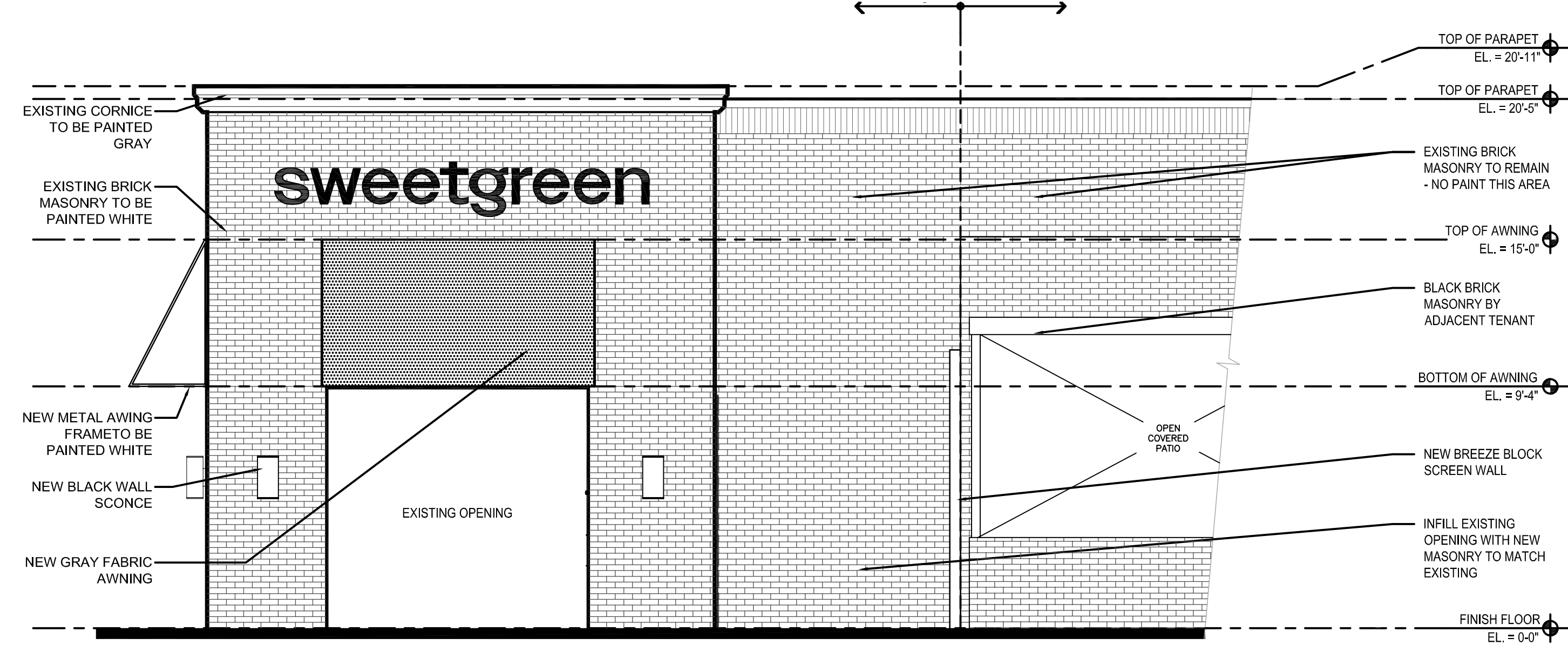
**A-030**



3 EXTERIOR ELEVATION- EAST (SIDE)  
1/4" = 1'-0"



2 EXTERIOR ELEVATION- SOUTH (REAR)  
1/4" = 1'-0"



1 EXTERIOR ELEVATION- NORTH (FRONT)  
1/4" = 1'-0"

02/09/22 09:19:44 AM





NORTHEAST VIEW



NORTH VIEW



SOUTH VIEW



EAST VIEW

sweetgreen

5280 Belt Line Road, Addison, TX





sweetgreen

3101 W. EXPOSITION BLVD.  
LOS ANGELES, CALIFORNIA 90018

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ARCHITECT OF RECORD:



ARCHITECTS  
FOOD + HOSPITALITY

FIRM REGISTRATION NO. BR 3045

STAMP:

PROJECT INFORMATION:  
**ADDISON**

PROJECT INFORMATION:  
**5280 BELT LINE ROAD  
DALLAS, TX 75254**

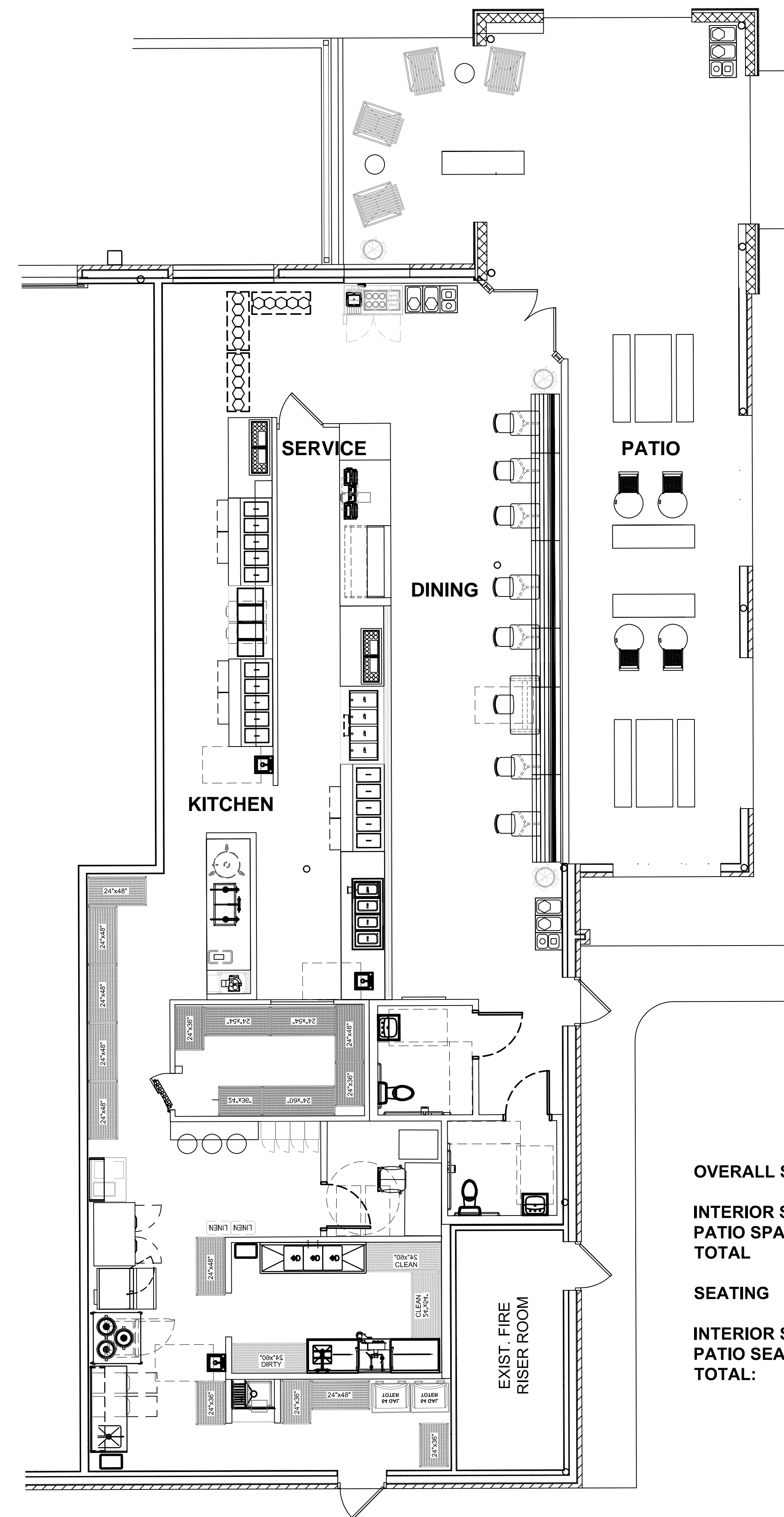
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PROJECT MANAGER: ST  
SG DESIGN MANAGER: LG  
SG CONSTR. MANAGER: KZ  
PROJECT NO: 020421  
TEMPLATE VERSION: 200908

REVISIONS  
REV. DATE DESCRIPTION

FLOOR PLAN

CASE # 1847-SUP

A-100



OVERALL SQUARE FOOTAGE:

INTERIOR SPACE: 2,150 SF  
PATIO SPACE: 1,050 SF  
TOTAL 3,200 SF

SEATING

INTERIOR SEATING: 18 SEATS  
PATIO SEATING: 20 SEATS  
TOTAL: 38 SEATS



1 FLOOR PLAN  
3/16" = 1'-0"

**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5280 Belt Line Road that is currently zoned Local Retail (LR), to allow a portion of the building to be used as a Restaurant with the Sale of Alcoholic Beverages for On-Premises and Off-Premises Consumption. Case 1848-SUP/5280 Belt Line Road (Postino).

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**Attachments**

1848-SUP Staff Report  
1848-SUP Plans

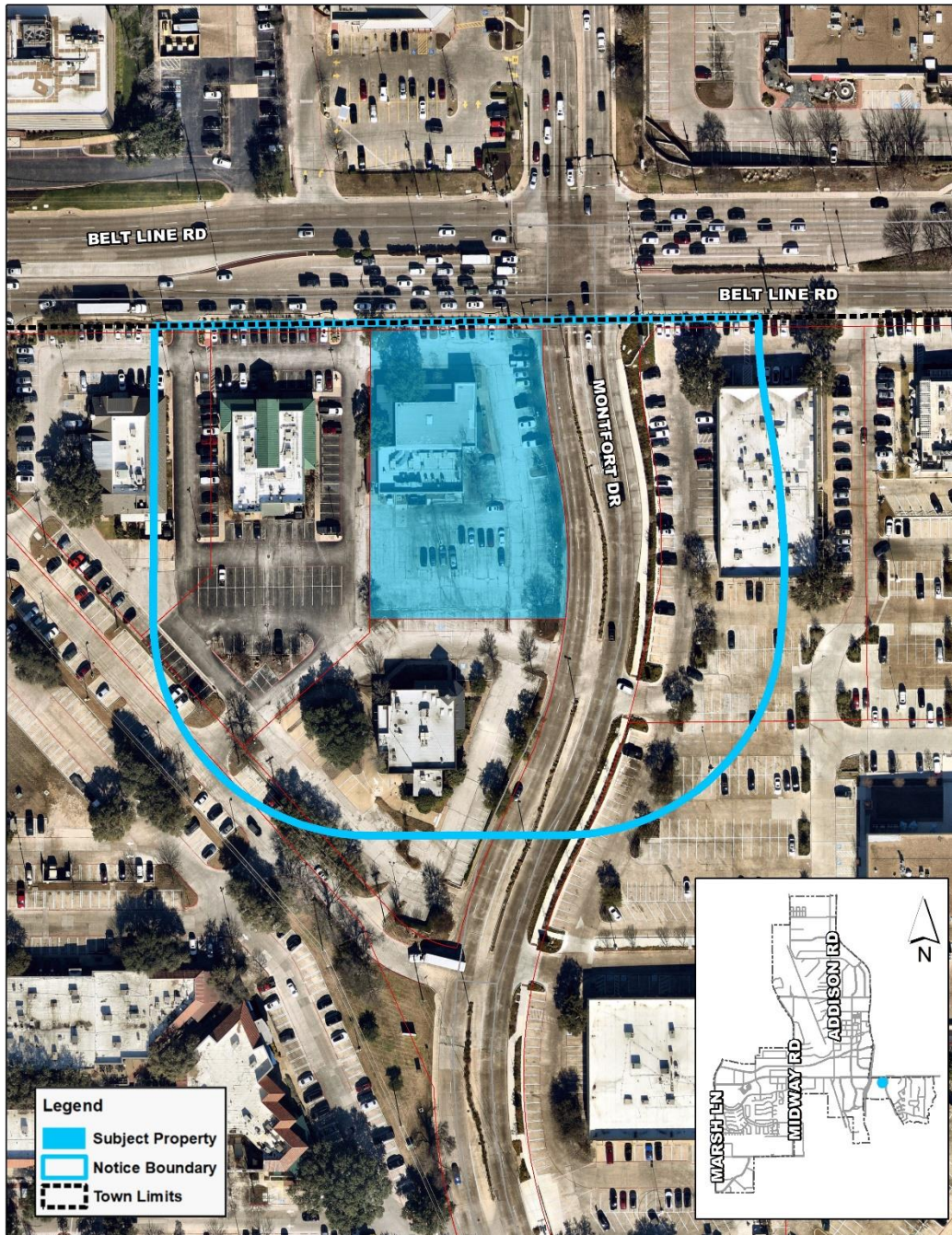
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# 1848-SUP

**PUBLIC HEARING** Case 1848-SUP/5280 Belt Line Road (Postino). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5280 Belt Line Road that is currently zoned Local Retail (LR), to allow a portion of the building to be used as a Restaurant with the Sale of Alcoholic Beverages for On-Premises and Off-Premises Consumption.

## LOCATION MAP





April 15, 2022

## STAFF REPORT

RE: 1847-SUP/Sweetgreen and 1848-SUP/Postino

LOCATION: 5280 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant (Sweetgreen) and approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises and off-premises consumption (Postino)

APPLICANT: Bryan J. Ruesch, JSD Inc. (on behalf of Sweetgreen)  
Joseph Keresey, Service First Permits (on behalf of Postino)

## DISCUSSION:

**Background:** The subject property is located at 5280 Belt Line Road, which is the southwest corner of Belt Line Road and Montfort Drive. This site is zoned Local Retail (LR) with a Special Use Permit (SUP) for a restaurant with the sale of alcohol for on-premises consumption. This site was originally developed in 1979 as Don Miguel's Restaurant, and shortly thereafter, converted to El Fenix. In 2017, a new SUP was approved for the current tenant, Meso Maya.

The current property owner, Northwood Investors, owns the three adjacent restaurant parcels to the west and south (to include the recently approved redevelopment site for Loro Asian Smokehouse), as well as Prestonwood Place, the restaurant-anchored mixed use center at the southeast corner of Belt Line Road and Montfort Drive. With this request, Northwood Investors proposes to re-tenant this large floor plan dining space with two restaurant concepts, Postino and Sweetgreen. This proposal is aligned with their ongoing reinvestment efforts in this area by introducing new dining concepts to the Addison restaurant inventory.

**Sweetgreen** is a fast-casual restaurant serving regionally and locally sourced fresh ingredients that make up their specialty salads and "warm bowls". Every morning, Sweetgreen stores receive deliveries of fresh whole vegetables, fruits, and grains, all of which are transformed into healthy, fresh menu items by their employee teams. Sweetgreen also offers a variety of beverages, but does not serve alcohol. Sweetgreen has nearly 150 restaurant locations across 13 states. This proposed location would be the third DFW location (the first two locations are in Deep Ellum and Uptown). The proposed operating hours for the Addison location are 10:30 am – 10:30 pm Monday through Saturday, and 11 am – 6 pm on Sundays.

**Postino** is a casual sit-down restaurant and wine café that was created to provide communities with a space to connect through unique, approachable wines; simple food prepared with local ingredients; and a warm, edgy culture that brings everyone together. Today, Postino continues



this tradition with sixteen unique locations (Arizona, California, Colorado, Georgia, and Texas), each set in historically relevant buildings integral to the neighborhoods that surround them. This proposed location would be the second DFW location (the first location is in Deep Ellum). In addition to food sales, Postino intends to sell alcohol for on-premises consumption and to operate a small wine retail component to allow for the sale of alcohol for off-premises consumption. The proposed operating hours for the Addison location are 11 am – 11 pm Monday through Thursday, 11 am – 12 am on Fridays, 9 am – 12 am on Saturdays, and 9 am – 10 pm on Sundays.

These proposed restaurants require SUPs due to the proposed change from one restaurant tenant to two restaurant tenants for the subject property, and due to the request by Postino to sell alcoholic beverages for off-premises consumption.

Proposed Plan: With this request, the property owner proposes to subdivide the building to create two tenant spaces. Sweetgreen would occupy the eastern, 3,200 square foot tenant space, which would be comprised of 2,150 square feet of interior floor area and a 1,050 covered patio created from space that is currently interior to the building. Reflective of its fast casual business model, Sweetgreen only provides seating for 38 diners (20 interior/18 patio seats). In addition to the patio improvements, Sweetgreen will be painting their portion of the façade white, and adding new fabric canopies, cedar accent trim, and wall sconces. The interior floor plan is predominately comprised of kitchen and service area, with a single row of bar seating lining the new storefront delineating the patio from the interior space.

Postino would occupy the western, 5,546 square foot tenant space, which would be comprised of 4,446 square feet of interior floor area and a 1,000 covered patio. This proposed floor plan would reclaim a portion of the existing Meso Maya patio space at the western façade. Postino will provide seating for 160 diners, which will be comprised of 110 interior seats and 50 patio seats. Most of the existing brick façade will be retained and will maintain the same color. A new entryway will be added to the building and the patio will be reconstructed through the addition of new awnings, a black brick base, operable windows, and a fireplace. The new wall at the east side of the patio will be clad in charcoal colored stucco, and that material will also be added to the north façade as an accent material. The interior of the space would be comprised of a dining and bar area, kitchen, and small wine retail space near the entryway.

This proposed plan will not add any additional floor area. As one of the more physically constrained properties in Addison, improvements to parking, landscape, and pedestrian connectivity are very difficult to achieve without detrimentally impacting the economic viability of the property.

Parking: When a restaurant use was first approved for this site, it was granted a parking ratio of 1 space per 100 square feet. This is atypical of free standing restaurants, which generally require 1 space per 70 square feet. The reasoning behind this is unclear, but perhaps it was considered an extension of the Village on the Parkway retail center and as a result, the mixed-use ratio of 1 space per 100 square feet was applied. Given that this condition was extended to Meso Maya in 2016, it would be appropriate to extend this same condition to these requests.

During the review of the Meso Maya SUP, the site plan demonstrated compliance with the overall parking requirements as well as the requirements for handicapped parking. Those plans called for one handicapped parking space to be added, and all of the spaces to be relocated from the west side of the Belt Line frontage to the east side. Those improvements were never executed by Meso Maya and the site is currently short one handicapped space. Staff has asked the current applicants to correct this condition, which has resulted in the loss of one additional parking space

to accommodate the required clear area adjacent to the space. This space could be reclaimed elsewhere, but that action would result in the loss of landscape and building floor area, if lost landscape would then need to be replaced as well.

Given that the proposed cumulative seating proposed by the two restaurants will provide 131 fewer seats than Meso Maya, the loss of landscape and building floor area would have a greater negative impact than the loss of this parking space. With Northwood Investors also owning the three surrounding restaurant properties, they are well-positioned to mitigate any unforeseen issues.

Exterior Facades: The façade plans reflect changes to the color scheme (painted white) and the creation of a recessed patio for the Sweetgreen portion of the building and modifications to the storefront, patio, rear service entry, and western façade for the Postino portion of the building. The current material palette will largely remain the same, with the exception of the addition of stucco for the portion of the existing patio that is being reclaimed as interior space.

Landscaping and Open Space: Since this property was developed in the late 1970s, it is far below the current landscaping requirements. Additionally, the site only provides a three-foot sidewalk located immediately at the back of curb. The proposed plan increases total landscape area slightly by adding 20 square feet of landscape area, which still puts the site well below the 20% required. The plan also does not meet the twenty-foot street landscape buffer standard or the requirement to provide larger sidewalks.

Unfortunately, absent a complete redevelopment of this site, it would be impossible to comply with the current standards. Staff has worked with the applicant to maximize the amount of landscaping provided within the site without detrimentally impacting other site features. In addition to the small increase in total landscape area, the applicant will be enhancing the existing planting areas by departing from the current xeriscape appearance and filling in those areas with additional groundcover.

Staff believes that the proposed landscaping gets the property as close as possible to current requirements under the existing site configuration.

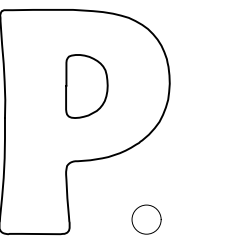
#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Northwood Investors continue their ongoing reinvestment efforts in the Montfort Drive and Belt Line corridors. Sweetgreen and Postino will be strong additions to the Addison restaurant mix and they have sufficiently addressed the many physical constraints that result from the development history of this site.

Staff recommends approval of these requests, subject to the following condition:

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





POSTINO

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CLIENT:

**Postino Addison**

CASE NUMBER:  
**1848-SUP**

PROJECT:  
**Postino Addison  
5280 BELT LINE ROAD**

PROJECT LOCATION:  
**ADDISON, TEXAS  
DALLAS COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	10/28/2021	Presubmittal Meeting
2	03/24/2022	SUP Submittal
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Designed By:

Reviewed By:

Approved By:

SHEET TITLE:

**COVER SHEET**

SHEET NUMBER:



# POSTINO ADDISON

## INDEX

SITE PLAN

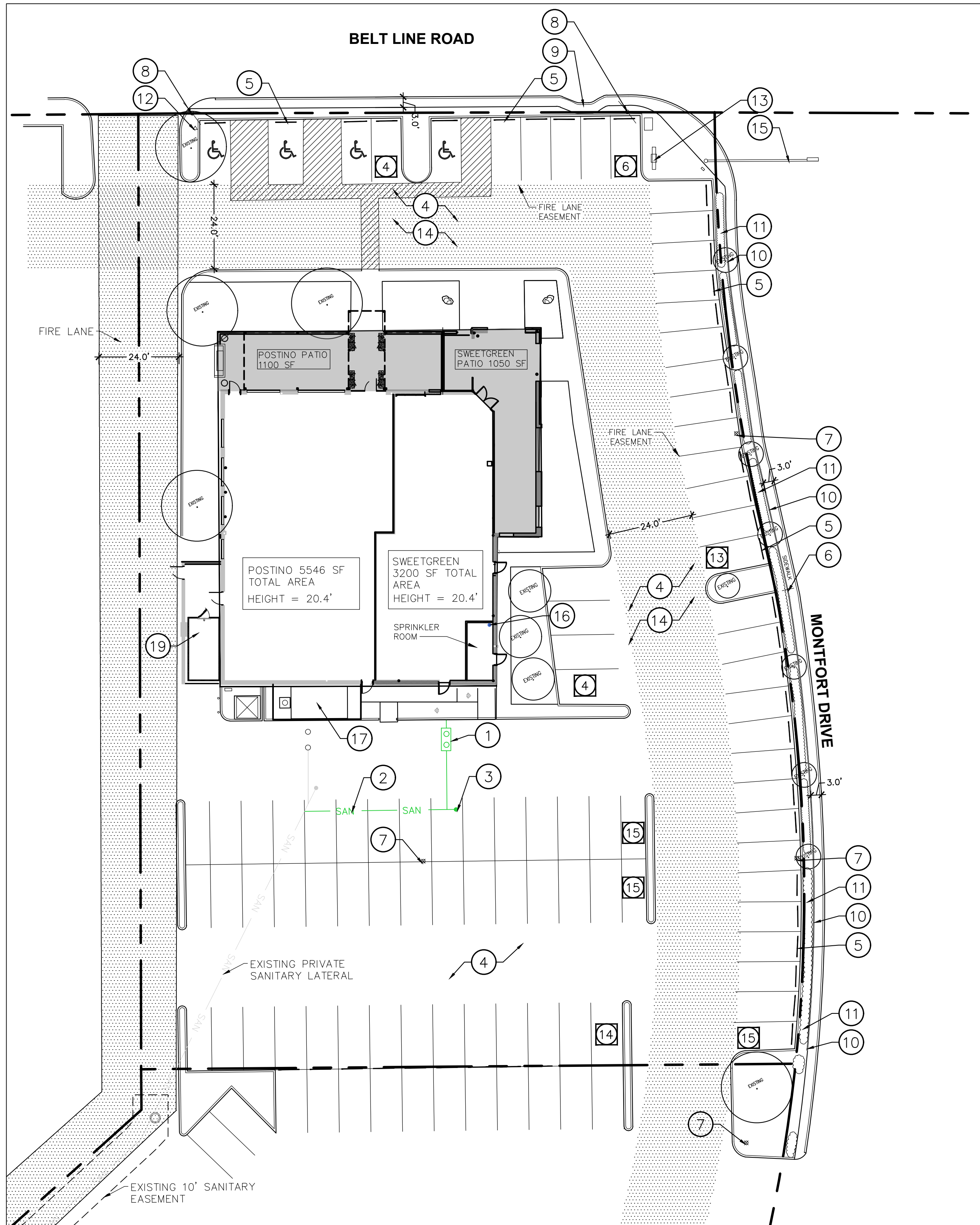
FLOOR PLAN

EXTERIOR ELEVATIONS

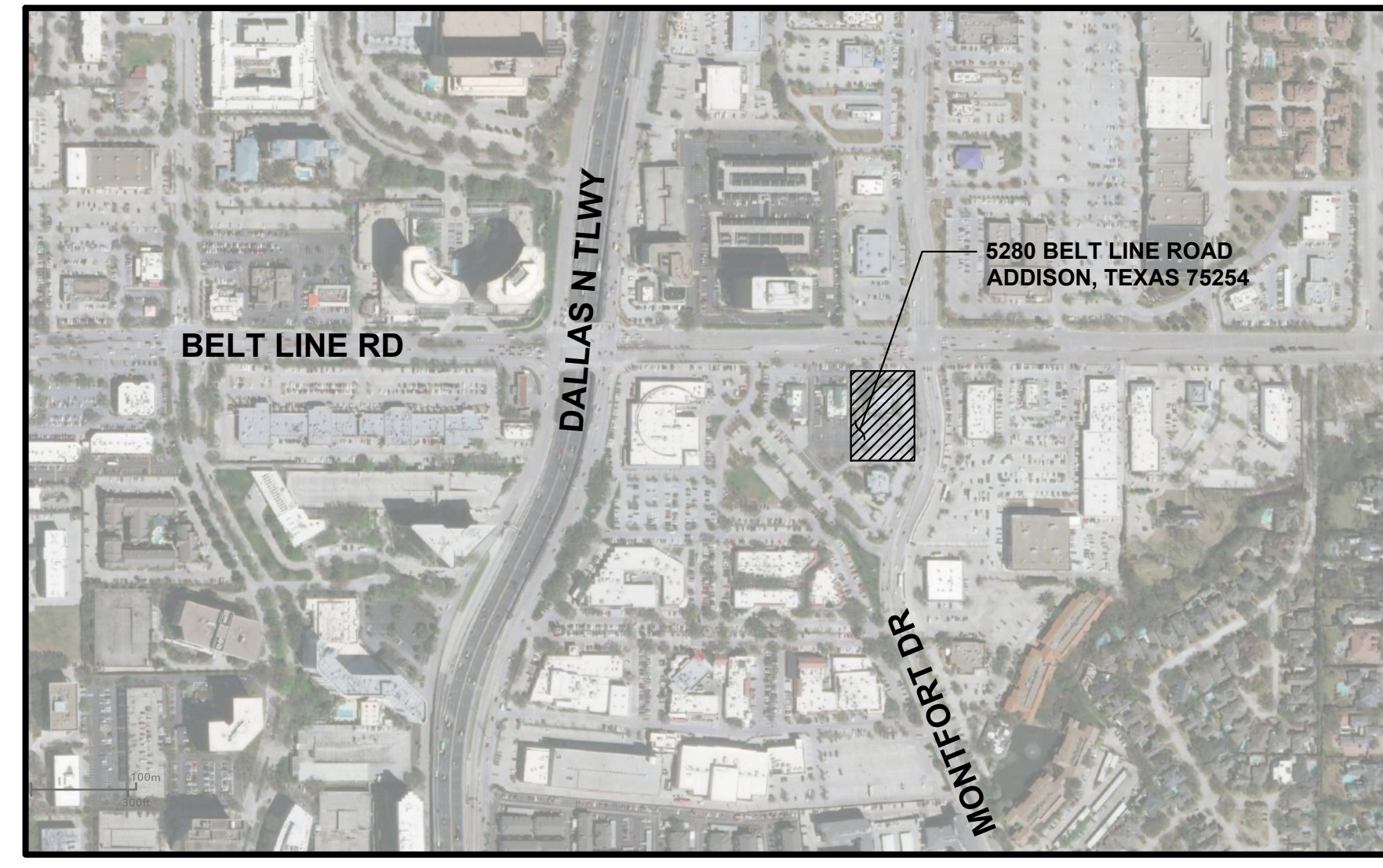
LANDSCAPE PLANS



File: G:\2021\110488\03 DD-Entitlements\00 DWG\Landscapes\00 Sweetgreen\_Landscape Plans.dwg Layout: SD1.0 User: mjakeel-hobart Plotted: Apr 15, 2022 4:13pm Xrefs: 21-10488 Sweetgreen Addison.TX



**1**  
**SD1.0**  
**SITE PLAN**



**PROJECT AREA**  
**NOT TO SCALE**  
north

**SITE PLAN NOTES:**

1. PROPOSED GREASE TRAP BY SWEETGREEN. PAVEMENT TO BE REPAIRED IN AREAS OF DISTURBANCE TO MATCH EXISTING AND MAINTAIN EXISTING DRAINAGE SLOPES.
2. PROPOSED 4" PRIVATE SANITARY SEWER.
3. PROPOSED SANITARY SEWER CLEANOUT.
4. EXISTING PARKING LOT TO BE REPAIRED, AND RESTRIPE BY LANDLORD. NEW PAVEMENT TO MATCH EXISTING PROFILE.
5. EXISTING WHEEL STOP (TYPICAL).
6. EXISTING DART BUS STOP.
7. EXISTING LIGHT POLE.
8. EXISTING POWER POLE.
9. EXISTING 4" INLET.
10. EXISTING RETAINING WALL.
11. EXISTING LANDSCAPE SCREENING.
12. EXISTING GAS METER.
13. EXISTING SIGN.
14. FIRELANE.
15. EXISTING TRAFFIC SIGNAL.
16. APPROXIMATE LOCATION OF EXISTING WATER SERVICE TO BE SPLIT FOR TWO TENANTS. EACH TENANT LINE TO HAVE A BALL VALVE LOCKOUT MECHANISM.
17. DUMPSTER AND DUMPSTER ENCLOSURE.
18. ADA ACCESSIBLE RAMP.
19. SERVICE YARD WITH SCREENING WALL.

**SITE DATA/ PARKING ANALYSIS**

ZONING	LOCAL RETAIL DISTRICT
PROPOSED USE:	SWEETGREEN RESTAURANT POSTINO RESTAURANT WITH ALCOHOL SALES FOR ON-PREMISE AND OFF-PREMISE CONSUMPTION
SWEETGREEN BUILDING AREA	3200 SF (1050 SF PATIO + 2150 SF INTERIOR)
POSTINO BUILDING AREA	5546 SF (1100 SF PATIO + 4446 SF INTERIOR)
LOT AREA:	46,447 SF = 1.07 ACRES
LOT COVERAGE:	41,730 (IMPERVIOUS), 4,717 (PERVIOUS)
LOT PERCENTAGE:	89% (IMPERVIOUS), 11% (PERVIOUS)
TOTAL BUILDING AREA	8746 (UNCHANGED)
TOTAL PARKING AREA REQUIRED AT 1 SPACE/100 SF (EXISTING RATIO)	87 CARS (EXISTING)
TOTAL PARKING PROVIDED AT 1 SPACE/ 102 SF	86 CARS (ADDED 1 ADDITIONAL ACCESSIBLE STALL IN LIEU OF 2 EXISTING STALLS)
LEGAL DESCRIPTION	LOT D, BLOCK 1 OF OAKS NORTH-WEST NO. 3, AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 79121, PAGE 571, MAP RECORDS, DALLAS COUNTY, TEXAS.

**JSD**  
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jsdinc.com  
CHICAGO REGIONAL OFFICE  
1400 EAST TOUHY AVENUE, SUITE 215  
DES PLAINES, IL 60018  
P. 312.644.3379

CLIENT:  
**Postino & sweetgreen**

CLIENT ADDRESS:  
**3101 EXPOSITION BOULEVARD  
LOS ANGELES, CA 90018**

PROJECT:  
**Postino & sweetgreen  
5280 BELT LINE ROAD**

PROJECT LOCATION:  
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DALLAS COUNTY**

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Designed By: LV / MJH  
Reviewed By: LV  
Approved By: LV

SHEET TITLE:  
**SUP SITE PLAN**

SHEET NUMBER:  
**SD1.0**

Case # 1848-SUP

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Designed By: LV / MJH  
Reviewed By: LV  
Approved By: LV

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.0**

JSD PROJECT NO: 21-10488

**LANDSCAPE PLAN GENERAL NOTES:**

- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND DIRECTIONS OF THE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL WORK FROM DAMAGE BY OTHERS UNTIL THE WORK IS COMPLETE AND ACCEPTED BY THE PARK DISTRICT.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.
- EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED AND IDENTIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES—UNDERGROUND AND OVERHEAD WHERE APPLICABLE. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 230 SOUTHERN BUILDING, WASHINGTON D.C. 20005 (ANSI Z60.1).
- ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME NURSERY SOURCE.
- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT AS EACH PHASE OF WORK IS UNDERTAKEN PRIOR TO PLANTING OPERATIONS SO THAT THE LANDSCAPE ARCHITECT CAN BE PRESENT TO VERIFY PLANT SPECIES, SIZES AND OVERALL HEIGHT IMMEDIATELY PRIOR TO PLANTING. IF NOTICE IS NOT GIVEN BY THE CONTRACTOR, HE SHALL REMOVE/REPLACE PLANTS AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.
- PLANT SHRUBS AFTER THE FINAL GRADES HAVE BEEN ESTABLISHED AND PRIOR TO THE PLANTING OF LAWNS UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE NEW GRADE AS IT BORE TO THE GRADE AT THE NURSERY.
- ALL PLANTS SHALL BE PLANTED PER THE LANDSCAPE PLAN, DETAILS AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY, OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ADJUST SHRUB, PERENNIAL, AND GROUNDCOVER SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS.
- THE LANDSCAPE ARCHITECT OR OWNER RESERVES THE RIGHT TO REJECT PLANTS ON SITE WHETHER STOCK PILED OR PLANTED IN PLACE. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM SITE.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN. THE CONTRACTOR SHALL FURNISH AND INSTALL 3" LAYER OF SHREDDED HARDWOOD MULCH UNDER ALL TREE PLANTINGS AND SHRUB BEDS. (SUBMIT SAMPLE, SEE SPECS.)
- AN APPROVED GRANULAR ORGANIC PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING, AND MAINTENANCE OPERATIONS.
- ALL PLANTS TO BE "HEELED IN" OR STORED ON-SITE AND SHALL BE GROUPED TOGETHER BY SPECIES AND SIZE AND SHALL BE COVERED WITH MULCH OR COMPOST TO PREVENT DESICCATION. DO NOT DELIVER ANY PLANTS THAT CANNOT BE PLANTED WITHIN FIVE (5) WORKING DAYS.
- FOR ALL GROUNDCOVERS, ROTOTILL 2" OF SPHAGNUM PEAT INTO TOPSOIL TO A DEPTH OF 6" TO YIELD A HOMOGENOUS MIXTURE OF TOPSOIL AND PEAT.
- GROUNDCOVER AREAS SHALL ONLY RECEIVE 1 1/2" SHREDDED HARDWOOD MULCH (NO FABRIC). CAREFULLY PLACE MULCH AROUND EACH PLANT BASE.
- ALL EXCAVATED TOPSOIL SHALL BE RE-USED BY THE CONTRACTOR OR IF CONSTRUCTION YIELDS ADDITIONAL TOPSOIL, IT SHALL BE STOCKPILED ON SITE IN AN AREA DESIGNATED BY THE OWNER FOR RE-USE BY THE CONTRACTOR PRIOR TO IMPORTING NEW TOPSOIL (IF ANY).
- ALL DISTURBED AREAS SHALL RECEIVE 6" MINIMUM OF TOPSOIL (COMPACTED). LANDSCAPE CONTRACTOR TO COORDINATE THEIR WORK WITH OTHER TRADES REGARDING FINISH GRADING. IF AVAILABLE, CONTRACTOR IS TO USE STOCKPILED TOPSOIL ONSITE. IF NOT AVAILABLE THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOIL NECESSARY TO MEET FINISH GRADE.
- TOPSOIL SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS: NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
- DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREAS IN AN ORDERLY MANNER. REMOVE ALL DEBRIS FROM THE JOB SITE ON A DAILY BASIS.
- ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT.
- SUBSTITUTION OF PLANT MATERIAL DUE TO LACK OF AVAILABILITY MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTE PLANTS SHALL BE THE SAME SIZE, OR LARGER, AND OF EQUAL OR BETTER VALUE THAN THE ITEMS SPECIFIED. THE "EQUALITY" WILL REST WITHIN THE SOLE JUDGEMENT OF THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE MATERIALS MUST BE MAINTAINED IN GOOD CONDITION, PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND BE KEPT FREE OF REFUSE AND DEBRIS. ANY DEAD, UNHEALTHY, OR MISSING PLANTS MUST BE REPLACED WITHIN 60 DAYS OF NOTIFICATION, UNLESS AN EXTENSION IS APPROVED.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OF ALL TAGGED PLANT MATERIAL PRIOR TO PURCHASE FOR APPROVAL OF THE OWNER/LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL ESTABLISHED.

**LANDSCAPE CALCULATIONS**

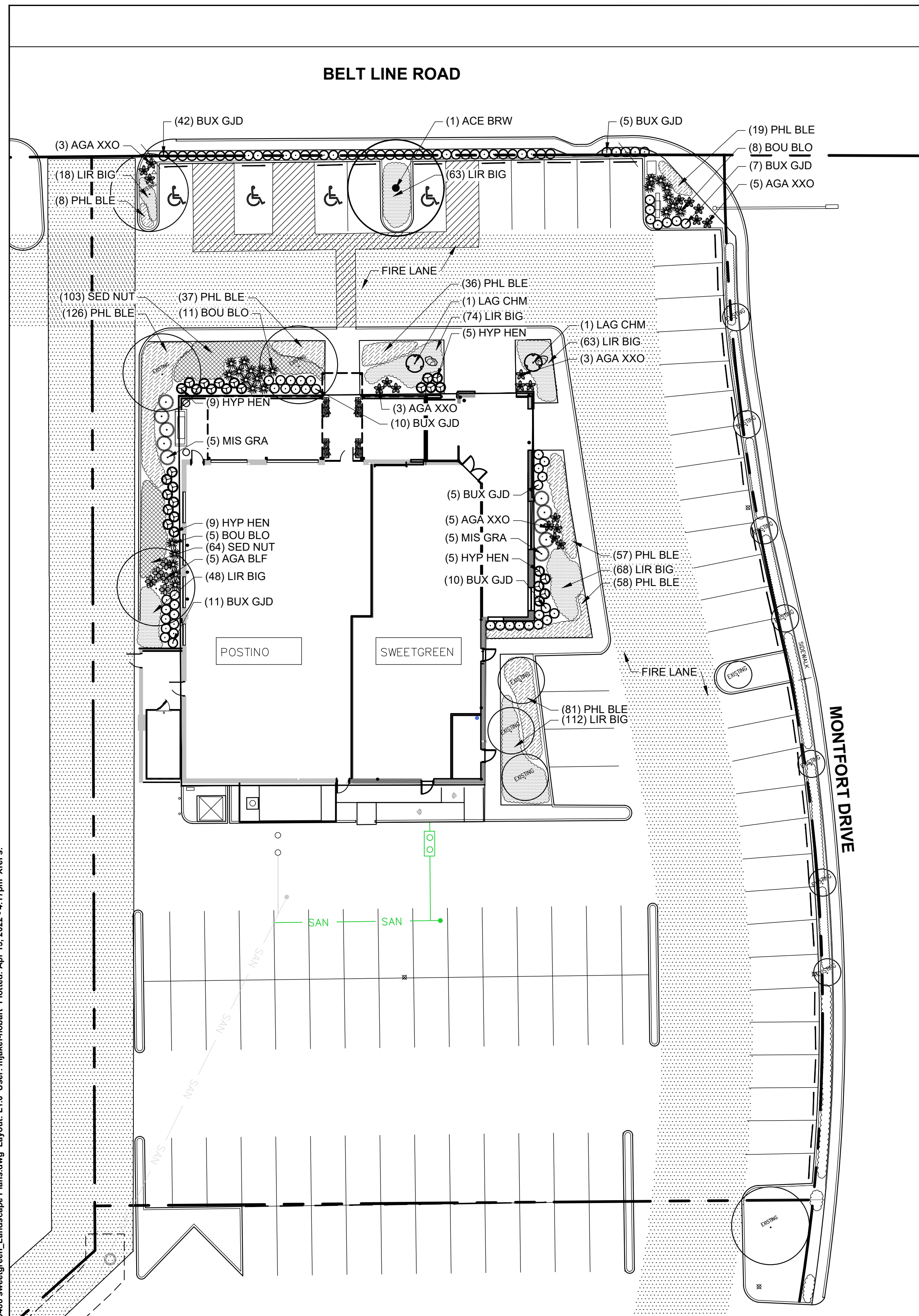
	REQUIRED	EXISTING	PROPOSED
EXISTING AND PROPOSED OVERALL LANDSCAPE PERCENTAGE	9290 SF	4,697 SF	4,717 SF
20%	46447 SF * 0.20= 9289.40 SF		
EXISTING AND PROPOSED PARKING LOT LANDSCAPE PERIMETER	1 SHRUB PLANTED EVERY 3 TO 3.5 FEET O.C.	NO	YES
EXISTING AND PROPOSED FOUNDATION LANDSCAPE INTERIOR AREA	1651 SF	1080 SF	1100 SF
5%	33010 SF * 0.05= 1650.50 SF		

NOTE: ALL EXISTING LANDSCAPING TO REMAIN OTHER THAN ADDITIONAL LANDSCAPING AS SHOWN BY THIS PLAN. LANDLORD WILL CONTINUE TO MAINTAIN ALL NEW AND EXISTING LANDSCAPING, PARKING LOT, SITE LIGHTING, AND OTHER SITE FEATURES.

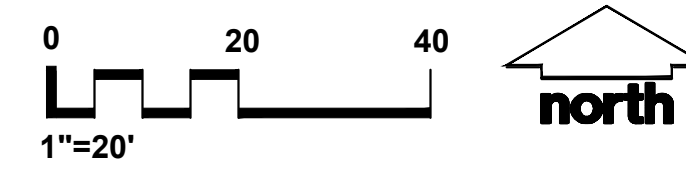
**CUMULATIVE PLANT LIST**

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	
	ACE BRW	1	<i>Acer rubrum</i> 'Brandywine' / Brandywine Red Maple	B & B	4" Cal	
	LAG CHM	2	<i>Lagerstroemia x 'Chocolate Mocha'</i> TM / Delta Jazz Crape Myrtle Single Truck	Container	4' Tall	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING
	AGA BLF	5	<i>Agave x 'Blue Flame'</i> / Blue Flame Agave	5 gal		36" o.c.
	AGA XXO	19	<i>Agave x 'Blue Glow'</i> / Blue Glow Agave	5 gal		30" o.c.
	BOU BLO	24	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal		36" o.c.
	BUX GJD	90	<i>Buxus microphylla japonica</i> 'Grejade' TM / Baby Jade Dwarf Japanese Boxwood	5 gal		30" o.c.
	HYP HEN	28	<i>Hypericum henryi</i> / St. John's Wort	5 gal		30" o.c.
	MIS GRA	10	<i>Miscanthus sinensis</i> 'Gracillimus' / Maiden Grass	5 gal		48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING
	LIR BIG	446	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf	1 gal		16" o.c.
	PHL BLE	422	<i>Phlox subulata</i> 'Blue Emerald' / Blue Emerald Creeping Phlox	1 gal		16" o.c.
	SED NUT	167	<i>Sedum nuttallianum</i> / Yellow Stonecrop	1 gal		18" o.c.



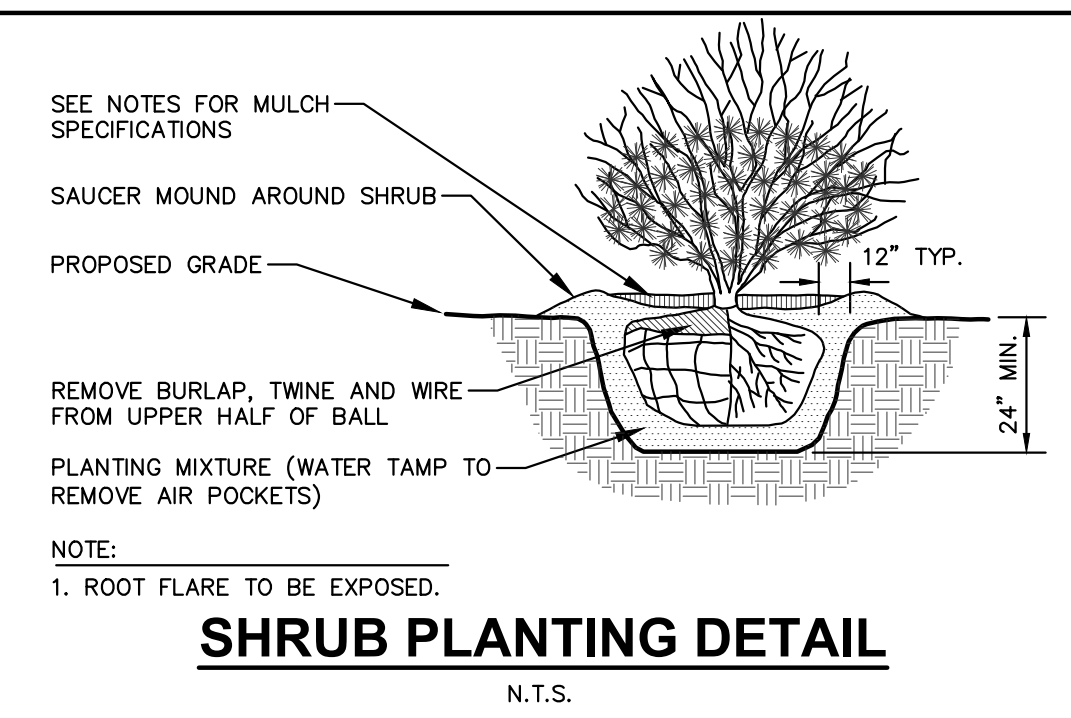
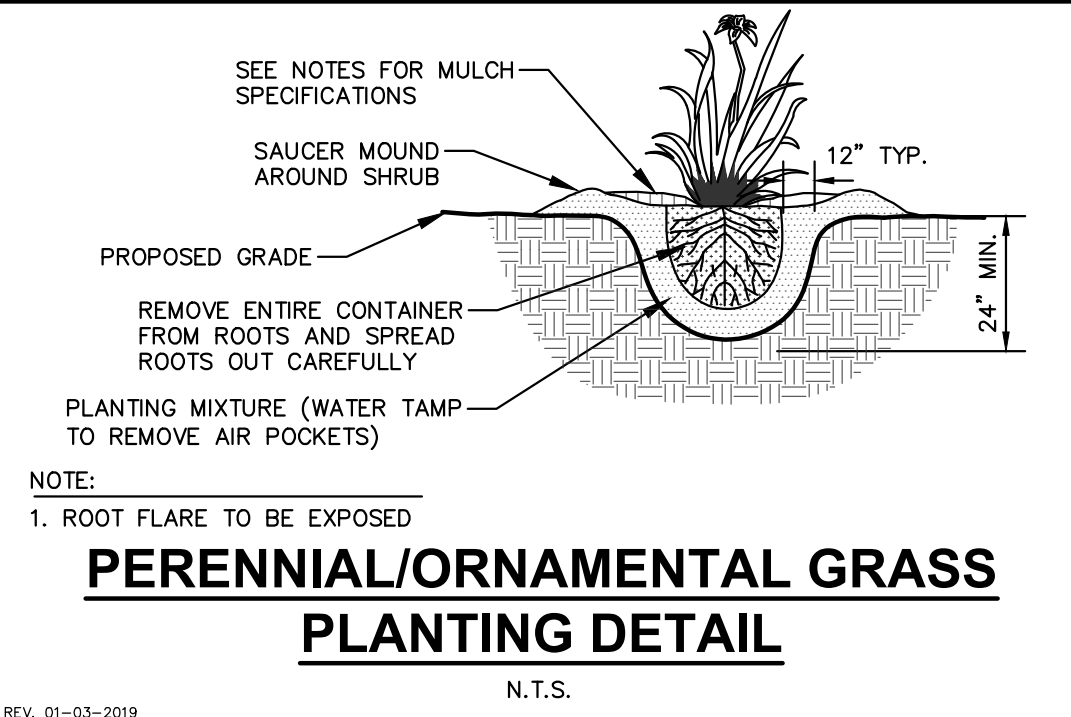
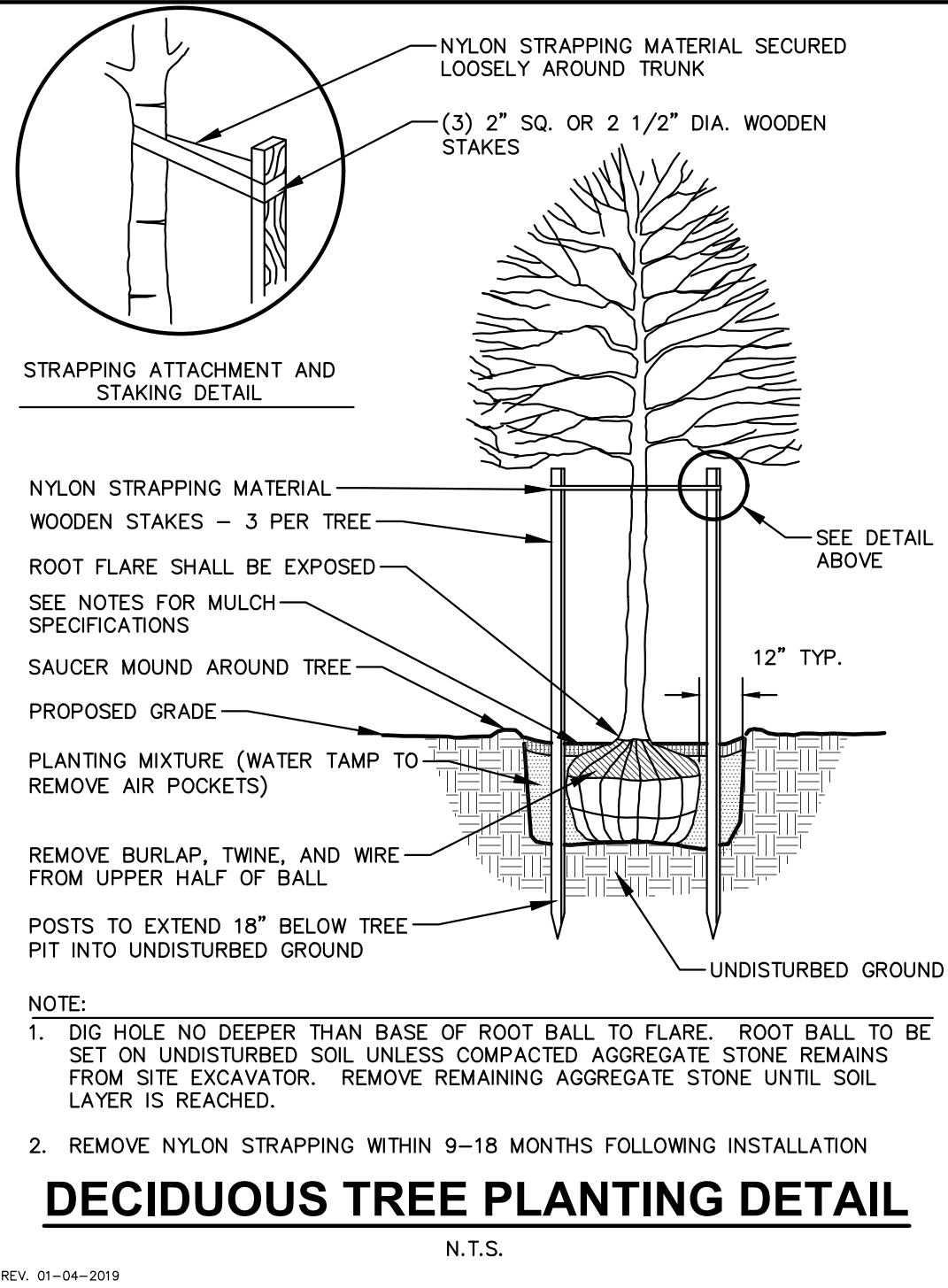
1 LANDSCAPE PLAN  
L1.0



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CREATE THE VISION TELL THE STORY

jsdinc.com

**CHICAGO REGIONAL OFFICE**  
 1400 EAST TOWHY AVENUE, SUITE 215  
 DES PLAINES, IL 60018  
 P. 312.644.3379

CLIENT:  
**Postino & sweetgreen**

CLIENT ADDRESS:  
**3101 EXPOSITION BOULEVARD  
 LOS ANGELES, CA 90018**

PROJECT:  
**Postino & sweetgreen  
 5280 BELT LINE ROAD**

PROJECT LOCATION:  
**ADDISON, TEXAS  
 DALLAS COUNTY**

**PLAN MODIFICATIONS:**

#	Date:	Description:
1	10/28/2021	Presubmittal Meeting
2	03/24/2022	SUP Submittal
3		
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15		

Designed By: LV / MJH  
 Reviewed By: LV  
 Approved By: LV

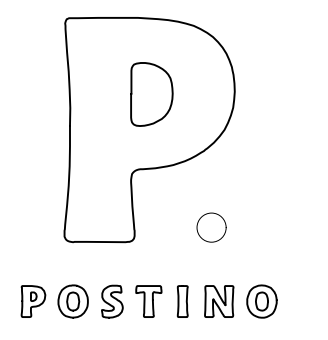
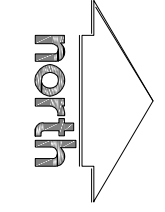
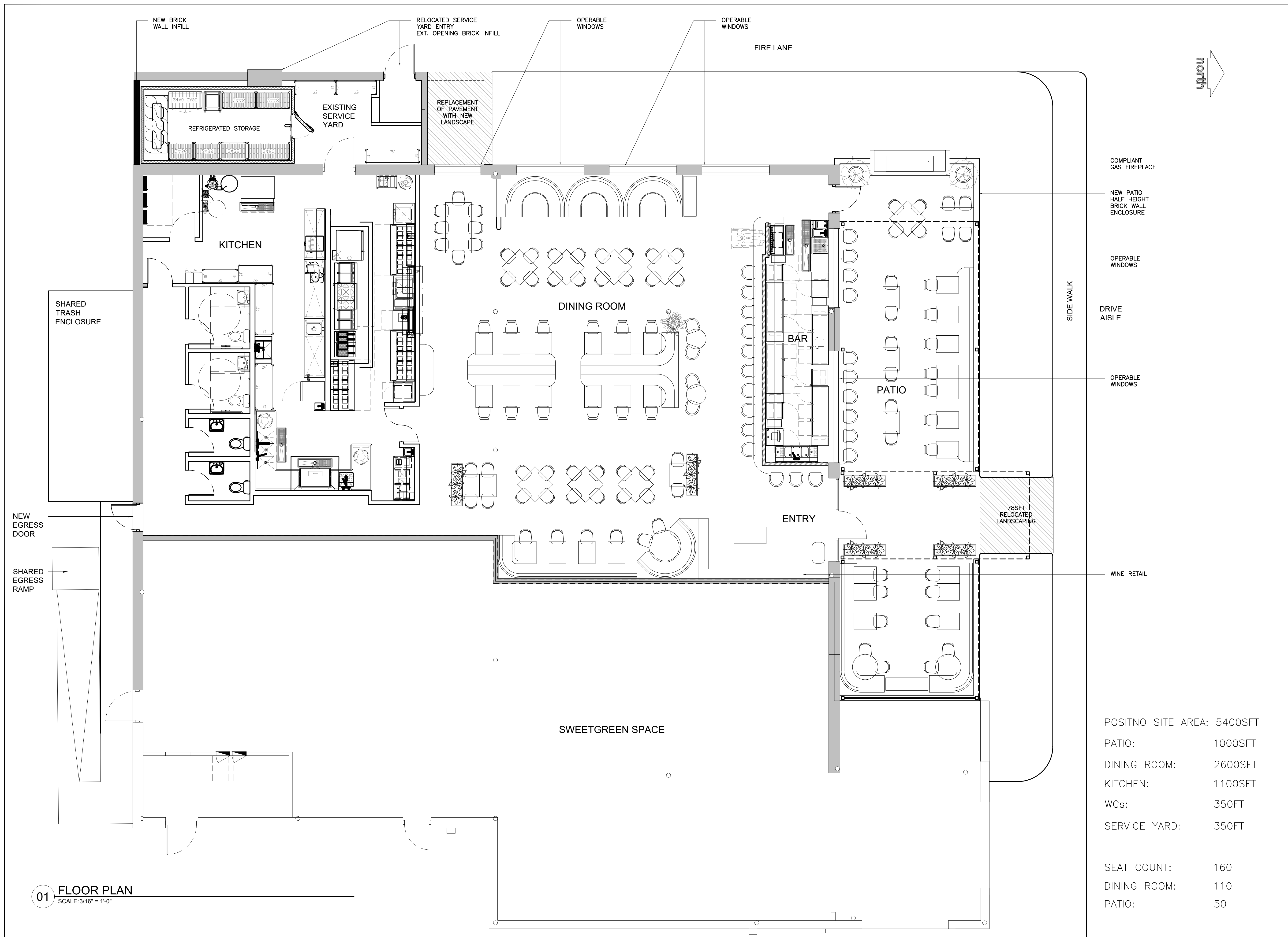
**LANDSCAPE DETAILS**

SHEET NUMBER:  
**L2.0**

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CLIENT:  
**Postino Addison**

CASE NUMBER:  
**1848-SUP**

PROJECT:  
**Postino Addison  
5280 BELT LINE ROAD**

PROJECT LOCATION:  
**ADDISON, TEXAS  
DALLAS COUNTY**

**PLAN MODIFICATIONS:**

#	Date:	Description:
1	10/28/2021	Presubmittal Meeting
2	03/24/2022	SUP Submittal
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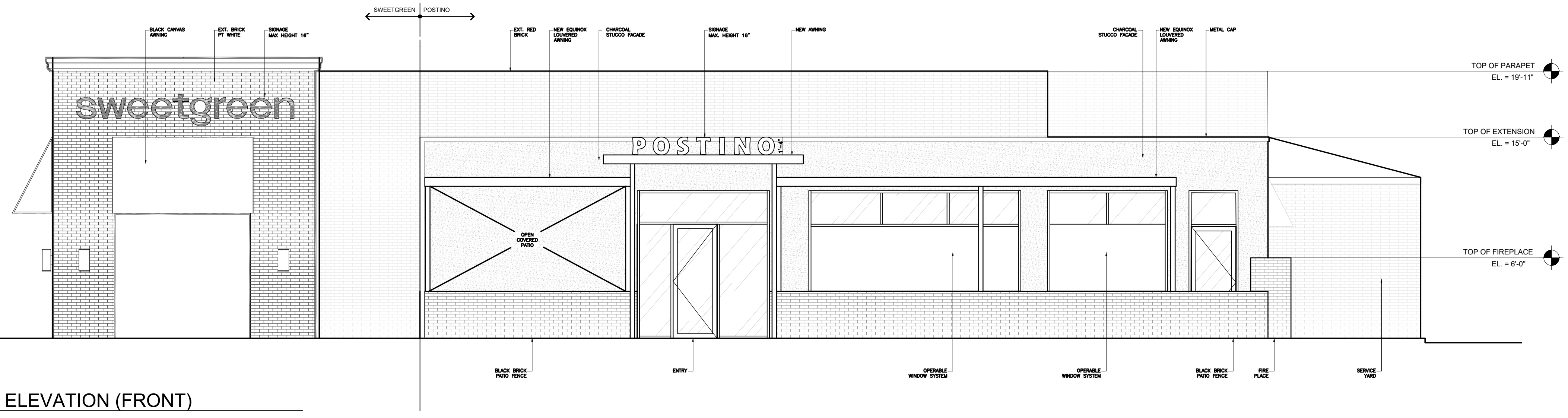
Designed By:  
Reviewed By:  
Approved By:  
SHEET TITLE:

**FLOOR PLAN**

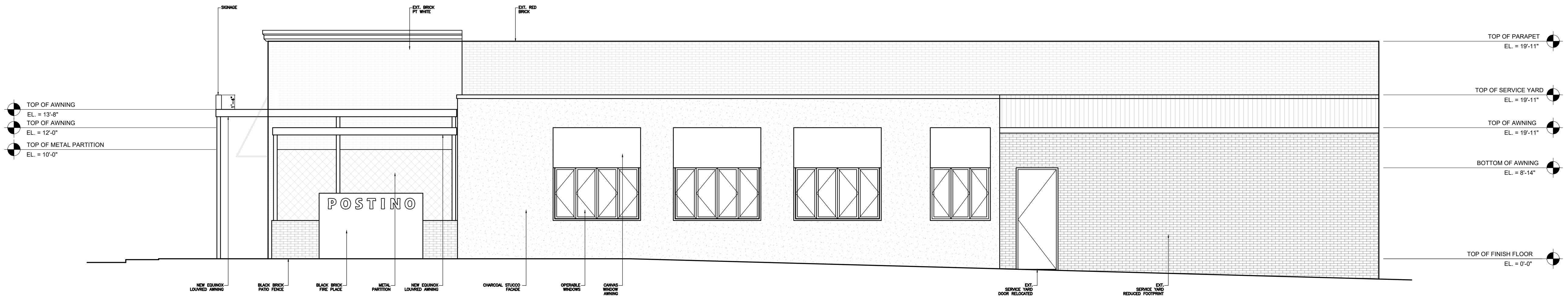
SHEET NUMBER:  
**ID01.00**

POSITNO SITE AREA:	5400SFT
PATIO:	1000SFT
DINING ROOM:	2600SFT
KITCHEN:	1100SFT
WCs:	350FT
SERVICE YARD:	350FT
SEAT COUNT:	160
DINING ROOM:	110
PATIO:	50

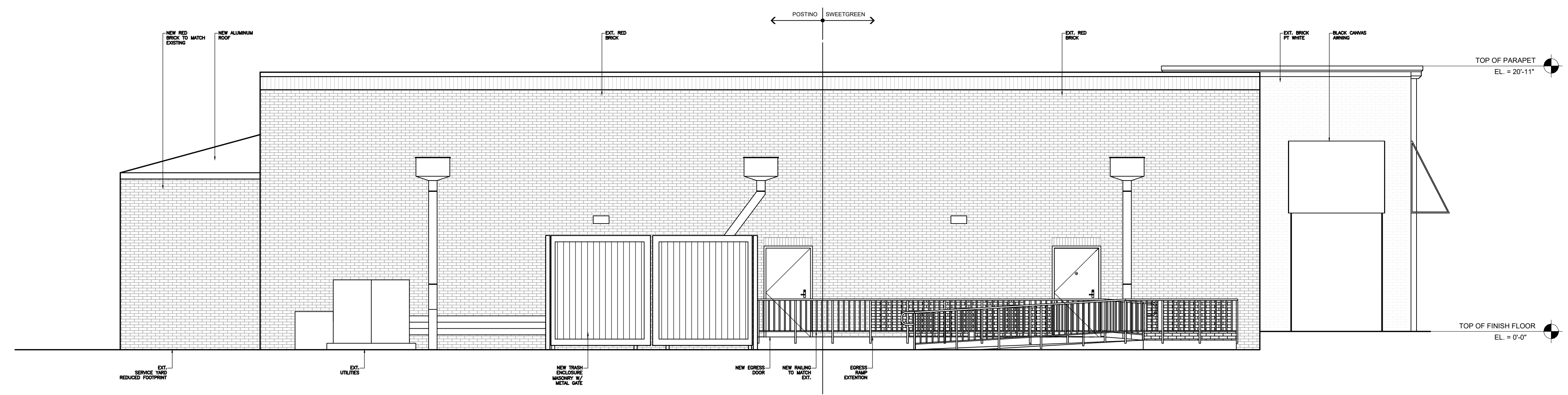
**01 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



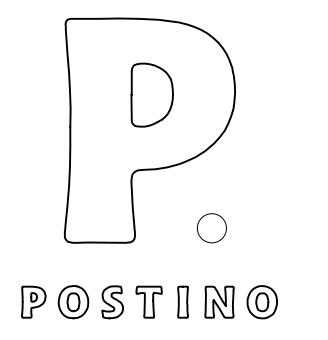
01 NORTH EXTERIOR ELEVATION (FRONT)  
SCALE: 3/16" = 1'-0"



02 WEST EXTERIOR ELEVATION (SIDE)  
SCALE: 3/16" = 1'-0"



03 SOUTH EXTERIOR ELEVATION (REAR)  
SCALE: 3/16" = 1'-0"



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CLIENT:  
**Postino Addison**

**KEY MATERIAL LEGEND**

	EXISTING BRICK FACADE	- 40%
	NEW BRICK PATIO FENCE	- 10%
	NEW STUCCO FACADE	- 30%
	GLAZING	- 20%

CASE NUMBER:  
**1848-SUP**

PROJECT:  
**Postino Addison  
5280 BELT LINE ROAD**

PROJECT LOCATION:  
**ADDISON, TEXAS  
DALLAS COUNTY**

**PLAN MODIFICATIONS:**

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2	03/24/2022	SUP Submittal
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Designed By:  
Reviewed By:  
Approved By:

**EXTERIOR ELEVATIONS**

SHEET NUMBER:

**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Adopting a Development Plan for Block D of the Addison Grove Addition, including a Site Plan, Landscape Plan, Building Elevations and Floor Plans for 54 townhomes in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 2.08 acres at the Southwest Corner of Magnolia Street and Runyon Road, approximately 400 feet south of Belt Line Road. Case 1833-Z/Addison Grove, Block D.

**Staff Report:**

This application was on the March 15, 2022 Planning and Zoning Commission agenda and was tabled by the Commission at the applicant's request. The applicant has again requested to table consideration of this application in order to allow for additional time to address plan review feedback received from Town staff. Both staff and the applicant believe they will be able to address these outstanding items in order for the application to be acted on at the May 17, 2022 Planning and Zoning Commission meeting.

**Recommendation:**

Staff recommends approval of the request to table consideration of this application to the May 17, 2022 Planning and Zoning Commission meeting.

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