



REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

TUESDAY, NOVEMBER 15, 2022

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

6:30 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, November 15, 2022 at 6:30 pm. 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 Lesley Nyp prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing zoninginput@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

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 October 18, 2022 Planning and Zoning Commission Meeting.**

2. Consider Action on a **Replat of Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition, comprising 1.24 Acres situated in the Thomas Chenoweth Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.** Case R2022-04/Addison Grove Addition (18 Runyon Road).

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 5100 Belt Line Road, Suite #600 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow Indoor Miniature Golf and a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack).
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, for an 11.163 Acre Property located at 4550 Excel Parkway, in order to Modify Use Regulations by allowing Production, Assembly, and Distribution of Hybrid Rockets as a Permitted Use .** Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace).
5. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance Nos. O12-002 and O20-08 for a 31.608 Acre Property located at 5100 Belt Line Road, to Allow for Modifications to a proposed Retail and Office Building and Associated Site Improvements.** Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building).

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: _____
Lesley Nyp, Planning & Development Manager

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission

1.

Meeting Date: 11/15/2022

Agenda Caption:

Consider Action on the **Minutes from the October 18, 2022 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the October 18, 2022 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the October 18, 2022 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

October 18, 2022

6:00 P.M. - Addison Treehouse
14681 Midway Road, Suite 200

*Note: Commissioner Fansler was approximately 5 minutes late to the meeting and did not participate in voting on Items 1 and 2.

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

Absent: Commissioner John Meleky

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 September 20, 2022 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Replat of Lots 1R1 and 2, Block A, of the Printemps Addition No. 2, comprising 2.034 Acres situated in the Thomas Chenowith Survey, Abstract No. 273, and located south of Belt Line Road and approximately 1,275 feet east of Marsh Lane.**
Case R2022-05/Printemps Addition No. 2 (3820 Belt Line Road).

Motion: Recommend approval of the Consent Agenda, as presented.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Juli Branson

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

Other: Commissioner Denise Fansler (ABSENT)

Passed

Regular Agenda:

1. 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 5100 Belt Line Road, Suite #430 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1859-SUP/5100 Belt Line Road, Suite #430 (Hawkers).

Lesley Nyp, Planning & Development Manager, presented the staff report for Item 3.

Discussion:

Commissioner Branson commented that she is concerned about the dramatic signage and color proposed and how it may be repeated in the area. She asked if there are any restrictions that can be added. Commissioner Branson also asked if the proposed parapet was taller than the existing facade.

Mrs. Nyp responded that the existing parapet is 19 feet in height and proposed parapet is approximately 6 inches taller at 19.5 feet.

Ken Schmidt, Director of Development Services, commented that the parapet is likely screening mechanical equipment.

Commissioner Branson commented that the design looks great, but she has concerns that other businesses may replicate the flamboyant style. She also asked if the Town has restrictions on open fire pits as reflected in the rendering.

Mrs. Nyp replied that the rendering shows the fire pit on the sidewalk, not within the restaurant private patio area. The fire pit is not permitted within the public area.

Mr. Schmidt commented that the fire pit would have to be within the

private patio area and would have to meet fire code.

Mr. Schmidt commented that several recent cases within Village on the Parkway, such as Stirr and Vidorra, have departed from the prevailing architectural pattern. Ultimately, the property manager has control over what is proposed from an architectural standpoint and he is not concerned that the overall pattern will replicate what is proposed. Village on the Parkway has excellent property management and the likelihood is low given the asset that it is. This area is a mixture of businesses and cultural offerings, and we will likely see the architectural style evolve overtime. He does not anticipate the center taking on a specific pattern but will diversify overtime.

Commissioner Fansler asked if Village on the Parkway was still working on their wayfinding signage.

Mr. Schmidt responded that staff is working with property managers on a long-term plan. The existing black and yellow signage is temporary.

Vice Chair DeFrancisco asked if the neon signs shown in the renderings would be approved with the request.

Mrs. Nyp responded that all signage would have to go through a separate sign permit approval process.

Vice Chair DeFrancisco commented that it is an interesting concept and would be a great addition to the area. He also likes the patio but does not like to lose existing trees.

Chair Souers asked if staff could identify where the patio area is as he could not identify the 105 outdoor seats.

Mrs. Nyp, referencing the floor plan, identified the areas that are considered patio seating.

Chair Souers asked if the patio was truly outdoors or if it would be enclosed during the winter.

Mrs. Nyp stated that a steel canopy would be provided above the patio area, however, it would not be enclosed on the sides. The restaurant may elect to use outdoor heaters in the winter.

Chair Souers asked if the roll up doors altered the area which was considered indoors and outdoors.

Mrs. Nyp replied no and stated that air curtains would have to be provided on the roll up door per health code.

Chair Souers asked staff to identify the two trees proposed to be removed. Mrs. Nyp, referencing the site plan, identified the location of the trees.

Chair Souers commented that a 14-inch caliper tree is significant and asked if staff had a conversation about preserving the trees.

Mrs. Nyp replied yes, staff did have a conversation about tree mitigation but she believes the trees have already been removed due to miscommunication early in the process. *(This statement was made in error. The trees referenced had not been removed at the time of this meeting).*

Chair Souers asked where the proposed replacement tree would be located.

Mrs. Nyp, referencing the site plan, identified the location of the proposed tree in a landscape island south of the restaurant.

Chair Souers asked if the tree mitigation fee would be the same for this project, as compared to other recent projects.

Mrs. Nyp replied yes, the tree mitigation fee is established annually based on market value. It is currently set at \$192 per caliper inch.

Chair Souers asked if there was an additional fee for trees being removed prior to approval. Mrs. Nyp replied no.

Commissioner Fansler asked if the owners of Village on the Parkway removed the trees or if it was the applicant. Mrs. Nyp replied that is unknown.

Vice Chair DeFrancisco asked if they could require the property owners to replace the two trees elsewhere on the property.

Mrs. Nyp replied yes, that is possible, however, staff did an analysis of the site and due to existing conditions, there are almost no opportunities for additional trees on site. Much of the site is already occupied, does not have irrigation, or is within an easement.

Commissioner Catalani asked if someone else would have removed the tree, if it would have been a crime.

Mr. Schmidt commented that it is a code issue and could have been enforced through a citation. He is not familiar with how the Parks staff would address this item. He does not believe any actions were done with malice. When individuals work across municipalities, there are different cultures. Addison places a high values on trees. He is confident that if the Parks staff identifies a situation where trees were intentionally removed to avoid the process, they would have been cited.

Commissioner Fansler asked what the status of the trees were.

Mr. Schmidt said that the Parks staff worked closely with the applicant to come up with a solution that was fair to all parties.

Chair Souers recommended the situation be thoroughly explained if this application moves forward.

Mr. Schmidt said the new ownership group at Village on the Parkway is supportive of the Town and does not feel that the parties involved did anything with malice.

Commissioner Craig asked which trees on the site remain.

Mrs. Nyp replied that the two trees removed were the only trees along the facades.

Commissioner Craig asked when the trees were removed.

Mrs. Nyp replied over the summer, prior to meeting with the applicant.

Mr. Schmidt added that there are two crepe myrtle trees near the entrance.

Vice Chair DeFrancisco commented that the Town needs to hold applicants accountable.

Mr. Schmidt commented that trees can be replanted, however, that would affect the patio space. We hear from restaurant operators that the biggest weakness of the Addison's inventory is the lack of patio space.

Commissioner Fansler said trees are great but can also become a maintenance issue. We need to give applicants the opportunity to make changes when necessary.

Vice Chair DeFrancisco said the center is very successful but one of his favorite things about it is the mature live oak trees. He would hate to see additional trees removed in the future.

Chair Souers commented that there is a reason Addison requires 20% landscaped area and it is different from places like Dallas. Developers likely see that as a big increase; however, Addison can process permits more quickly. There will be tradeoffs with development.

Chair Souers opened the public hearing for Item 3.

Antoinette Jonas, Design Manager for Hawkers Asian Street Food, 54 W. Church Street, Suite 250, Orlando, Florida, stated the fire pit was removed from the design and will not impede any sidewalk traffic. She also added that they have been very involved with the property owner and was not aware that the trees had been removed. She commented that Hawkers will significantly improve the public space and bring many jobs to Addison. They are very excited to be a part of the development. They hope the addition of the landscape island will help beautify the facade and the area.

Chair Souers asked if Ms. Jonas could describe the outdoor patio space as it relates to speakers and lighting.

Mrs. Jonas stated Hawkers prides itself on their lively patio space. The patios will have full coverage under the canopies. Their Dallas location has had issues with the patio being in the sun. There will be heating elements in the winter. If pull down shades are needed to provide a good patio experience for guest, they could be added later. The patio on the south side of the building will have umbrellas for guest. The restaurant is lively and has music. They have had challenges at other locations that are adjacent to residential neighborhoods. They try to work with their neighbors to find a compromise. This has been achieved by using the patio bar to filter music from inside the restaurant onto the patio and keep the patio speakers at a low volume. String lighting will be provided under the canopies and amber sconces will be provided around the facade. The patios also received additional lighting from the interior, through windows.

Chair Souers asked if Hawkers would provide takeout service.

Mrs. Jones replied yes. There will be a dedicated door for takeout service on the south facade. There is a food warmer inside the door for those orders. This limits the additional traffic at the host stand.

Chair Souers asked if there would be dedicated parking spaces for pick up.

Mrs. Jones said yes, they intend to.

Chair Souers closed the public hearing for Item 3.

Motion: Recommend approval of the request for an SUP, Case 1859-SUP/5100 Belt Line Road, Suite #430 (Hawkers), with conditions recommended by staff.

Moved by Commissioner Nancy Craig, 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

Passed

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an **Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance No. 446 for a 0.945 Acre property located at 14951 Midway Road, to account for Site Modifications resulting from the Acquisition of Right-of-Way for the Midway Road Reconstruction Project** Case 1863-Z /14951 Midway Road (Nate's Seafood & Steakhouse).

Lesley Nyp, Planning & Development Manager, presented the staff report for Items 4 and 5.

Discussion:

Commissioner Fansler asked if removal of the sidewalk was necessary. She also asked if the drive aisle was two-way and if angled parking would be better suited for the site.

Mrs. Nyp responded that the drive aisle is 24-feet in width and is two-way.

Commissioner Fansler asked if the drive aisle is connected to the adjacent Starbucks parking lot. Mrs. Nyp replied yes.

Vice Chair DeFrancisco asked if there will be a landscape buffer

between the 10-foot hike/bike trail and Midway Road. Mrs. Nyp responded that the trail will not be located at the back of curb.

Vice Chair DeFrancisco commented that Nate's is a great restaurant. In reference to the staff report, he asked how the site would generally be in compliance with the landscape requirements.

Mrs. Nyp responded that the Nate's site was approved for a Special Use Permit, Ordinance 447, in 1978. The ordinance included approval of a site plan, landscape plan, and facade plan. The comment within the staff report was identifying that the site is generally in compliance with the approved landscape plan from 1978.

Vice Chair DeFrancisco asked if there were different landscaping requirements at that time.

Mrs. Nyp said yes. The term generally was used because the proposed plans provide additional landscape islands at the site entrance on Midway Road that were not included in the 1978 landscape plan.

Vice Chair DeFrancisco asked if there would be a green buffer between the path and Midway Road.

Ken Schmidt, Director of Development Services, said there would be landscaped area between the curb and trail.

Commissioner Fansler asked if the proposed trail and landscape is consistent with adjacent properties.

Mr. Schmidt responded that he would defer that question to the applicant, but he would assume there are some deviations throughout the corridor.

Chair Souers asked if Nate's was involved in the application request since the Town was the applicant.

Mrs. Nyp replied yes, Nate's was involved and authorized the application. The application was initiated by the Town as a part of an agreement with the property owner.

Chair Souers commented that there are many properties affected by the Midway Road reconstruction and asked if there would be several similar applications.

Mr. Schmidt replied that this property was the only agreement that involved a land swap. The Town has an ordinance which allows land that is made nonconforming due to an action, such as eminent domain, to be considered legal until the site is redeveloped. Therefore, any items made nonconforming as a result of the right-of-way acquisition, is not truly nonconforming.

Commissioner Fansler asked what the Town's parcel was used for previously.

Mrs. Nyp responded that the parcel was dedicated to the Town in 2016 with the Addison Grove development. The northern portion of the parcel has a parking surface that was previously used for Sam's Club that has access to the north.

Commissioner Fansler asked if the north access would be removed and if it would gain access from the east. Mrs. Nyp said yes.

Mrs. Nyp continued that the southern portion of the Town parcel is currently undeveloped, open space.

Mr. Schmidt stated there is currently no programming or policy for the future use of the open space.

Commissioner Fansler asked if the split of the parcel was equal in terms of square footage.

Mrs. Nyp said the parcel is 1.24 acres total and the Town would convey 0.55 acres to Nate's.

Commissioner Fansler commented that she believes Snuffers and La Ventana have bigger issue with parking than Nate's. She asked if the Town could face backlash by providing the additional parking to Nate's.

Mr. Schmidt said the adjacent businesses have no right to use the parking as it is Town property. The Town is not taking parking from them. Some of their customers may use those spaces, but it is Town property.

Commissioner Fansler confirmed the Town faces no risk. Mr. Schmidt said no.

Commissioner Branson asked for clarification on the location of the emergency access bollards and parking area.

Mrs. Nyp, referencing the site plan, pointed out the location of the proposed bollards, gate, or chain across the existing drive aisles and the existing parking surface.

Commissioner Branson asked if trees would be harmed by the parking.

Mrs. Nyp said no. There is no proposed modification to the landscaping with the exception of the drive aisle connection between the two properties.

Commissioner Branson asked if there would be a chain along the western edge of the parking lot.

Mrs. Nyp replied no, there is no chain proposed as customers should not be parking on the grass.

Commissioner Branson commented that the recommendation asked for improvements with future expansion. She asked if staff anticipated that they would expand the parking area.

Mrs. Nyp responded that Nate's has not communicated they will expand the parking. The condition was included for clarity purposes that any future expansion would trigger full compliance.

Commissioner Branson asked why the Town does not require fully compliance with this request.

Mr. Schmidt said they are not making any changes to the site beyond restricting access points to the north and making a curb cut. Given that this is a part of a negotiation, the Town would ultimately be responsible for any additional improvements. If they are not planning to use the landscaped area, there would be no reason for the Town to require them to make costly improvements to screen the open space. Based upon his communication with the Nate's owners, expansion is unlikely in the near or mid-term and would be most likely to occur with transformational redevelopment of the site.

Commissioner Branson asked if there is a barrier between the parking area and Magnolia Street.

Mr. Schmidt responded that there are streetscape improvements like trees, curb, and sidewalk that would serve as a barrier.

Commissioner Branson asked if someone could access Magnolia

Street.

Mr. Schmidt replied that technically you could drive through, however, it is unreasonable to make that assumption. This condition exist now, and the Town has not had an issue. If it were to become an issue in the future, the property owner may have to address it.

Chair Souers opened the public hearing for Item 4.

Shannon Hicks, Director of Public Works, welcomed questions from the Commission.

Chair Souers closed the public hearing for Item 4.

Motion: Recommend approval of the request to amend Development Plans for PD Ordinance No. 446, Case 1863-Z/14951 Midway Road (Nate's Seafood & Steakhouse).

Moved by Vice Chair Chris DeFrancisco, 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

Passed

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an **Ordinance Amending Planned Development (PD) District Ordinance No. 016-003 for a 0.552 Acre segment of a property Located East of the Intersection of Runyon Road and Magnolia Street, in order to Modify Use Regulations by Allowing Offsite Parking Lot (Restricted to Use by 14951 Midway Road – Nate's Seafood & Steakhouse) as a Permitted Use.** Case 1862-Z /18 Runyon Road.

Lesley Nyp, Planning & Development Manager, presented the staff report for Items 4 and 5.

Chair Souers opened the public hearing for Item 5.

Shannon Hicks, Director of Public Works, welcomed questions from the Commission.

Chair Souers closed the public hearing for Item 5.

Motion: Recommend approval of the request to amend PD Ordinance No. 016-003, Case 1862-Z/18 Runyon Road, with conditions recommend by staff.

Moved by Commissioner Juli Branson, 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

Passed

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 5100 Belt Line Road, Suite #600 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow Indoor Miniature Golf and a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1864-SUP/5100 Belt Line Road, Suite #600.

Lesley Nyp, Planning & Development Manager, stated that the applicant has requested that consideration and action on item 1864-SUP/5100 Belt Line Road be tabled.

Chair Souers opened the public hearing for Item 6.

Public Hearing: There were no speakers on this item.

Chair Souers closed the public hearing for Item 6.

Motion: Recommend approval of the request to table Item 6.

Moved by Commissioner Robert Catalani, Seconded by Commissioner Nancy Craig

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

Passed

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.

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

Planning & Zoning Commission

2.

Meeting Date: 11/15/2022

Agenda Caption:

Consider Action on a **Replat of Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition, comprising 1.24 Acres situated in the Thomas Chenowith Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.** Case R2022-04/Addison Grove Addition (18 Runyon Road).

Recommendation:

Staff recommends approval of the replat.

Attachments

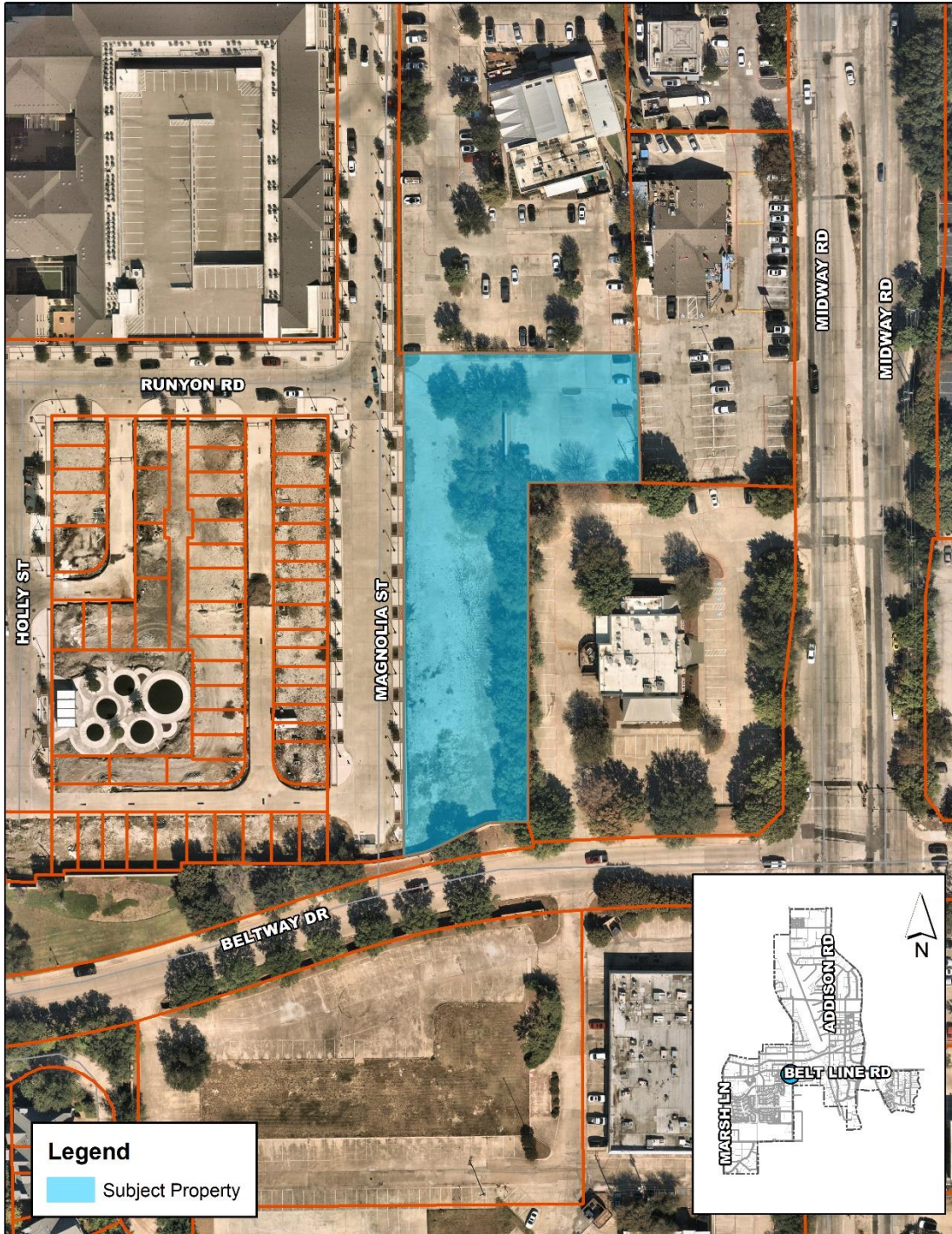
R2022-04 Staff Report

R2022-04 Replat

R2022-04

Case R2022-04/Addison Grove Addition (18 Runyon Road). Consider Action on a Replat of Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition, comprising 1.24 Acres situated in the Thomas Chenoweth Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.

LOCATION MAP





November 15, 2022

STAFF REPORT

RE: R2022-04/ Replat – Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition

LOCATION: 1.24 Acres situated in the Thomas Chenoweth Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.

REQUEST: Approval of a Replat (Application Date: 9/1/2022)

APPLICANT: Town of Addison

DISCUSSION:

Background: The subject property is located north of Beltway Drive and east of Magnolia Street. At the November 8, 2022, City Council Meeting, zoning requests were approved to allow off-site parking to support uses located at 14951 Midway Road as a primary use on Lot 18X-2 (Case No. 1862-Z) and to amend the Development Plans for 14951 Midway Road (Case No. 1863-Z). The zoning requests were necessary to account for site modifications resulting from the acquisition of right-of-way for the Midway Road Reconstruction Project.

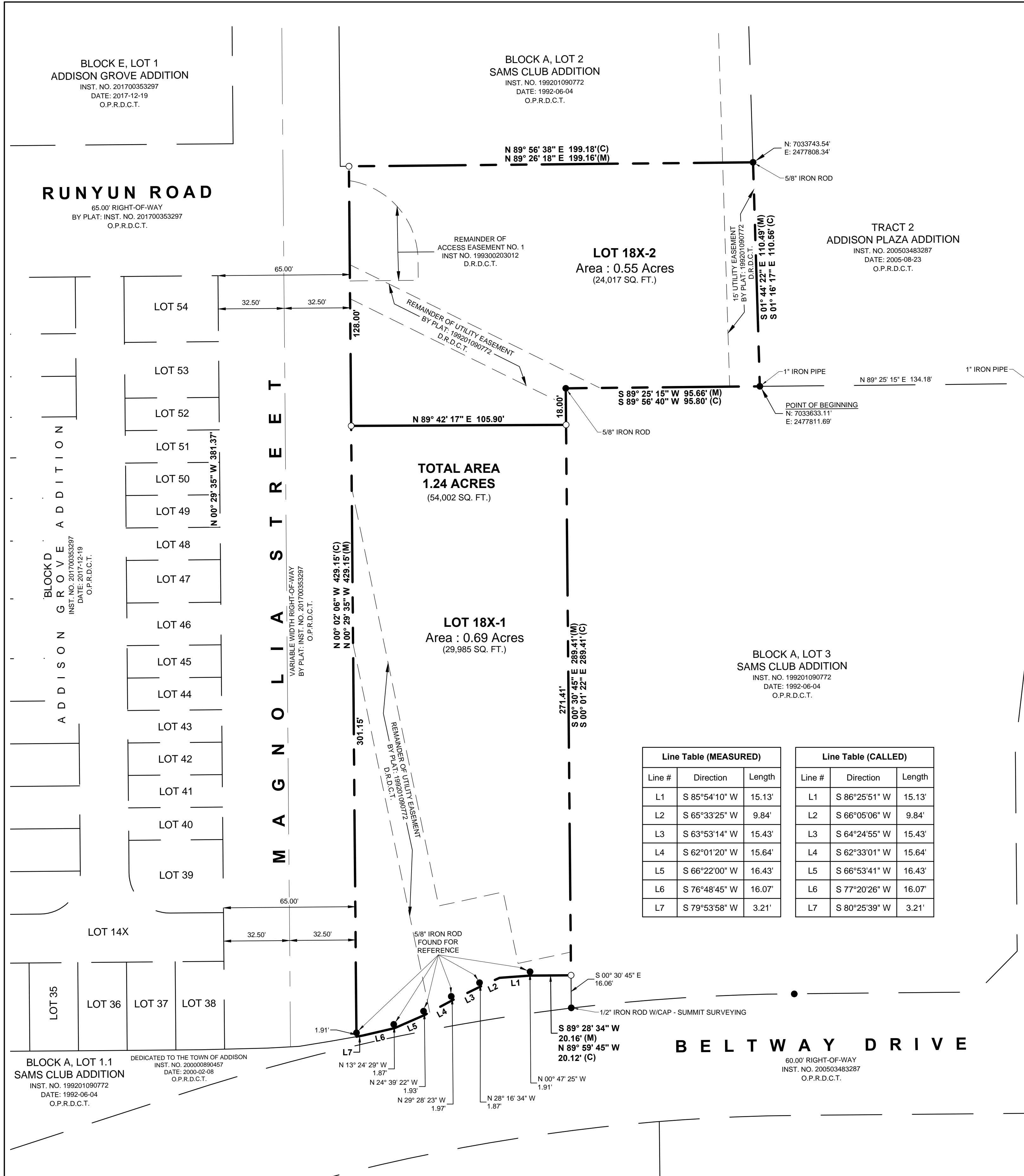
The subject property is currently owned by the Town. The replat will subdivide the 1.24-acre parcel into two lots. The northern 0.55-acres, Lot 18X-2, is anticipated to be conveyed to the property owners of Nate's Seafood and Steakhouse to be used as an off-site parking lot as a part of the right-of-way acquisition agreement. The remaining 0.69-acres, Lot 18X-1, will be retained by the Town.

No easements are proposed to be dedicated or modified via the replat.

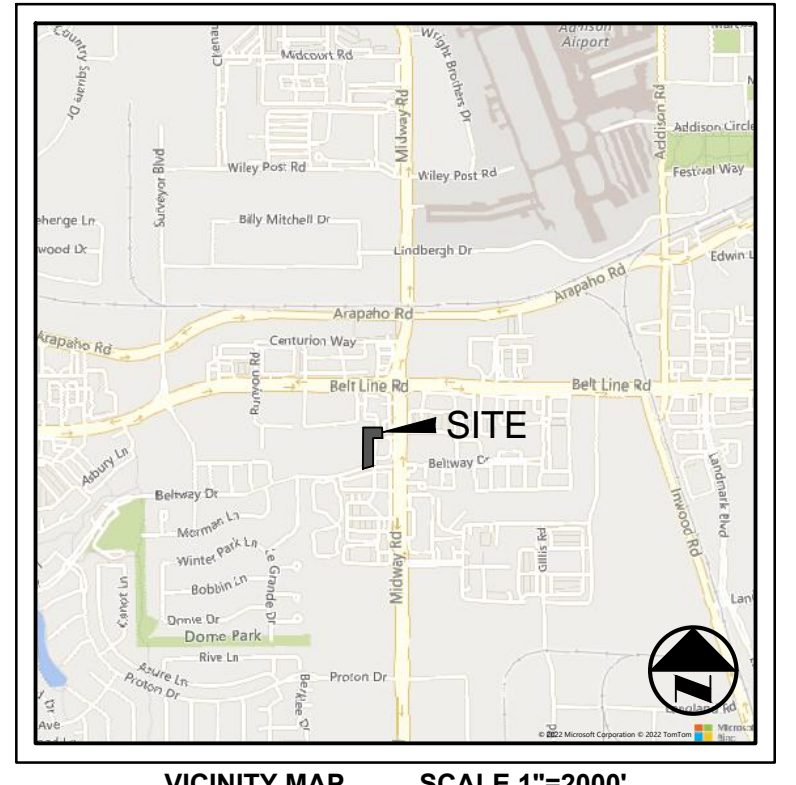
Regulatory Compliance: The replat has been reviewed by Town staff and is in compliance with all requirements.

RECOMMENDATION:

Staff recommends approval of the proposed replat.



M I D W A Y R O A D



NOTES:

- Notice: Selling a portion of this addition by metes and bounds is violation to Town ordinance and state law and subject to fines and withholding of utilities and building permits.
- Development standards of this plat shall comply with Appendix A of the Addison Code of Ordinances.
- No floodplain exists on site.
- Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. All coordinates shown hereon are Surface values displayed in US Survey Feet and may be converted to Grid values by dividing those Surface values by a Surface Adjustment Factor of 1.000136506. All distances shown hereon are Surface values displayed in US Survey feet and may be converted to Grid values by dividing those Surface values by a Surface Adjustment Factor of 1.000136506.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, Jeffrey L. Fansler, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments and/or other control shown thereon were placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Addison, Texas.

PRELIMINARY
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. This document is released for the purpose of interim review under the authority of Jeffrey L. Fansler, R.P.L.S. No. 4348, on November 8, 2022.

Jeffrey L. Fansler
Registered Professional Land Surveyor
No. 4348

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

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

Chair, Planning and Zoning Commission

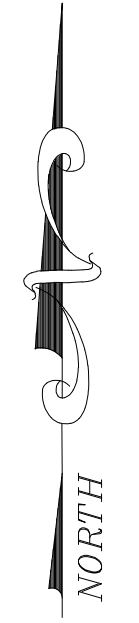
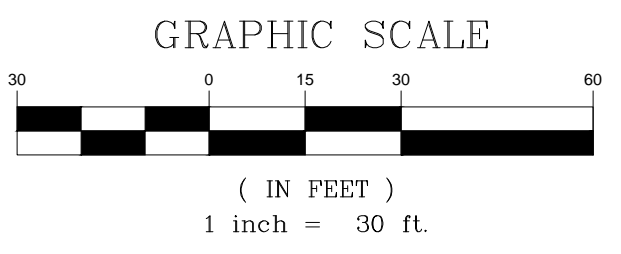
City Secretary

Line Table (MEASURED)			Line Table (CALLED)		
Line #	Direction	Length	Line #	Direction	Length
L1	S 85°54'10" W	15.13'	L1	S 86°25'51" W	15.13'
L2	S 65°33'25" W	9.84'	L2	S 66°05'06" W	9.84'
L3	S 63°53'14" W	15.43'	L3	S 64°24'55" W	15.43'
L4	S 62°01'20" W	15.64'	L4	S 62°33'01" W	15.64'
L5	S 66°22'00" W	16.43'	L5	S 66°53'41" W	16.43'
L6	S 76°48'45" W	16.07'	L6	S 77°20'26" W	16.07'
L7	S 79°53'58" W	3.21'	L7	S 80°25'39" W	3.21'

BELTWAY DRIVE

LEGEND:

- - Monument Found (As Noted)
- - Monument Set (5/8" Iron Rod with Yellow Plastic Cap Stamped)
- "Cobb Fendley & Associates"
- Plat Limits
- Lot Line
- Adjoiner Property Line
- Easement - As Described
- Centerline of road
- Instrument Number
- Volume / Page
- Official Public Records, Dallas County, Texas
- Deed Records, Dallas County, Texas
- (M) - Measured
- (C) - as Called by Plat/Deed



DATE:	SCALE:	NO.	DATE	COMMENT
11/08/2022	1" = 30.0'			
DRAWN BY: PTT	CHECKED BY: JFL			
SHEET NO. 1 of 1	JOB NUMBER: 2212-054-01			
SHEET ID: 2212-054-01-Lot18x Replat.dwg				

OWNERS CERTIFICATE:

WHEREAS The Town of Addison being the sole owner of the following tract of land herein proposed as Lots 18X-1 and 18X-2, Block F, Addison Grove Addition to the Town of Addison, Dallas County, Texas, situated in Section 218C, Block 218 of the Thomas L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being all of Lot 18X, Block F, of the Addison Grove Addition to the Town of Addison, Dallas County, Texas, as recorded in Instrument Number 201700353297, Official Public Records, Dallas County, Texas, and also being further described by metes and bounds as follows;

BEGINNING at 1 inch iron pipe found (Northing: 7033633.11 feet, Easting: 2477811.69 feet) for an eastern corner of said Lot 18X on the north line of Lot 3, Block A, of the Sams Club Addition to the Town of Addison, Dallas County, Texas, as recorded in Instrument Number 199201090772, Official Public Records, Dallas County, Texas, from which a 1 inch iron pipe found for the northeast corner of said Lot 3, Block A bears North 89°25'15" East, a distance of 134.18 feet;

THENCE South 89°25'15" West, a distance of 95.66 feet (called South 89°56'40" West - 95.80 feet) along the north line of said Lot 3, Block A, to a 5/8 inch iron rod found for a corner and being the same as a corner of said Lot 18X and the northwest corner of said Lot 3, Block A;

THENCE South 00°30'45" East, a distance of 289.41 feet (called South 00°10'22" East - 289.41 feet) along the common east line of said Lot 18X and west line of said Lot 3, Block A, to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set for a corner and being the same as the southeast corner of said Lot 18X and the northeast corner of a tract of land deeded to the Town of Addison on February 08, 2000 as described in Instrument Number 200000890457, Dallas County, Texas, also known as Lot 1.1, Block A of said Sams Club Addition, from which 1/2 inch iron rod with cap stamped "Summit Surveying" found for the southwest corner of said Lot 3, Block A, bears South 00°30'45" East a distance of 16.06 feet;

THENCE along the common south line of said Lot 18X and the north line of said Lot 1.1, Block A, the following courses;

South 89°28'34" West, a distance of 20.16 feet (called North 89°59'45" West - 20.12 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 00°47'25" West a distance of 1.91 feet;

South 85°54'10" West, a distance of 15.13 feet (called South 86°25'51" West - 15.13 feet) to a point for a corner;

South 65°33'25" West, a distance of 9.84 feet (called South 66°05'06" West - 9.84 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 28°16'34" West, a distance of 1.87 feet;

South 63°53'14" West, a distance of 15.43 feet (called South 64°24'55" West - 15.43 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 29°28'23" West, a distance of 1.97 feet;

South 62°01'20" West, a distance of 15.64 feet (called South 62°33'01" West - 15.64 feet) to a point for a corner from which a 5/8 inch iron rod found for reference bears North 24°39'22" West, a distance of 1.93 feet;

South 66°22'00" West, a distance of 16.43 feet (called South 66°53'41" West - 16.43 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 13°24'29" West, a distance of 1.87 feet;

South 76°48'45" West, a distance of 16.07 feet (called South 77°20'26" West - 16.07 feet) to a point for a corner;

South 79°53'58" West, a distance of 3.21 feet (called South 80°25'39" West - 3.21 feet) to a point for a corner on the east right-of-way line of Magnolia Street (variable width) dedicated by said Addison Grove Addition and being the same as the southwest corner of said Lot 18X;

THENCE North 00°29'35" West, along the common east line of said Magnolia Street and west line of said Lot 18X, at a distance of 1.91 feet pass a 5/8 inch iron rod found for reference and continuing for a total distance of 429.15 feet (called North 00°02'06" West - 429.15 feet) to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set on the south line of Lot 2, Block A, of said Sams Club Addition for the northwest corner and being the same as the northwest corner of said Lot 18X;

THENCE North 89°26'18" East, a distance of 199.16 feet (called North 89°56'38" East - 199.18 feet) along the common north line of said Lot 18X and south line of said Lot 2, Block A, to a 5/8 inch iron rod found for the northeast corner and being the same as the northeast corner of said Lot 18X and southeast corner of said Lot 2, Block A;

THENCE South 01°44'22" East, a distance of 110.49 feet (called South 01°16'17" East - 110.56 feet) along the common east line of said Lot 18X and west line of Tract 2 of the Addison Plaza Addition to the Town of Addison, Dallas County, Texas as recorded in Instrument Number 200503483287, Official Public Records, Dallas County, Texas, to the POINT OF BEGINNING and containing with these calls a calculated area of 1.24 acres (54002 square feet) of land.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Town of Addison, Texas ("Owner") does hereby adopt this plat designating the hereinabove property as **ADDISON GROVE ADDITION**, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

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, election, 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 being 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.

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, my hand this _____ day of _____, 2022.

OWNER: TOWN OF ADDISON, TEXAS

By: TOWN OF ADDISON, TEXAS

By: **Hamid Khaleghipour**
Interim City Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

CASE NO. R2022-04
THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM LOT 18X, BLOCK F.

REPLAT
ADDISON GROVE ADDITION
BLOCK F, LOTS 18X-1 & 18X-2
TOTAL 1.24 ACRES

BEING REPLAT OF LOT 18X, BLOCK F, OF THE ADDISON GROVE ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TX. OUT OF SECTION 218C, BLOCK 218 OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273 TOWN OF ADDISON, DALLAS COUNTY, TX.



OWNER:
TOWN OF ADDISON
5300 BELT LINE RD
DALLAS, TEXAS 75254

ENGINEER & SURVEYOR:
COBB, FENDLEY & ASSOCIATES, INC
ONE RIDGMAR CENTER,
6500 WEST FREEWAY, STE. 300,
FORT WORTH, TEXAS 76116
PHONE: 972-335-3214

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 5100 Belt Line Road, Suite #600 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow Indoor Miniature Golf and a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack).

Recommendation:

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Prior to issuance of a Certificate of Occupancy, the six existing Italian Cypress trees, located along the south building facade, shall be replaced with six Skyrocket Juniper trees at a minimum planted height of 10-feet.
- Prior to the issuance of a Certificate of Occupancy, a minimum of 3 handicap accessible parking spaces shall be provided to serve the primary entrance at the southeast corner of the structure. All spaces shall meet ADA Standards and shall be served by an ADA compliant route to the primary building entry.

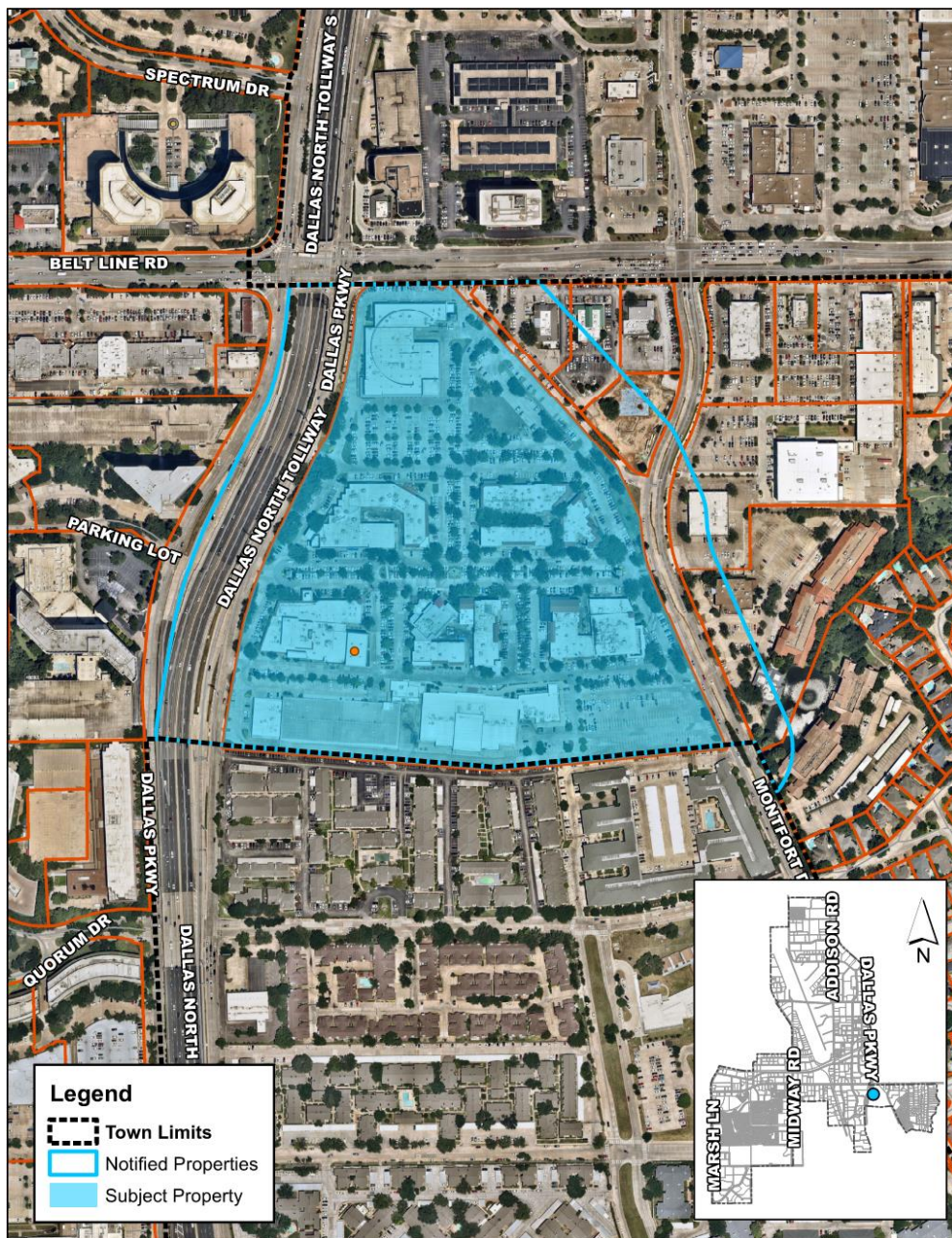
Attachments

1864-SUP Staff Report
1864-SUP Letter of Intent
1864-SUP Plans
1864-SUP Renderings

1864-SUP

PUBLIC HEARING Case 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack). 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 5100 Belt Line Road, Suite #600 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow Indoor Miniature Golf and a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

LOCATION MAP





November 15, 2022

STAFF REPORT

RE: 1864-SUP/5100 Belt Line Road, Suite #600 (Puttshack)

LOCATION: 5100 Belt Line Road, Suite #600

REQUEST: Approval of a Special Use Permit for indoor entertainment (miniature golf) and a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 9/8/2022)

APPLICANT: Matthew Martin, Addison Law Firm

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite #600. The proposed indoor entertainment and restaurant would occupy a currently vacant space within Village on the Parkway, generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The space was formerly occupied by 24-Hour Fitness. The center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O20-08.

Puttshack is a technology infused miniature golf experience, offering a full-service restaurant and bar. The concept first originated in Great Britain and has expanded with four locations in the United States in Atlanta, Chicago, Miami, and Boston. There are ten other locations currently under development, including the Addison location. The game uses the patented Trackaball technology to keep score and track gameplay. In addition to the traditional 9-hole miniature golf game, Puttshack offers other golf inspired games for all ages. The restaurant offers a variety of cuisines and handcrafted cocktails.

The miniature golf course and restaurant will occupy the existing 23,336 square foot tenant space (Suite 600) in Block 600 at Village on the Parkway. The restaurant will only include interior seating. Puttshack proposes to offer alcohol sales for on-premises consumption at three bars throughout the space. The proposed operating hours are 11:00 am – 12:00 am, Sunday through Wednesday and 11:00 am – 2:00 am Thursday through Saturday. It is anticipated that Puttshack will have a total of 175 employees with the average number of employees onsite at one time being 35.

The PD Ordinances allows entertainment uses, restaurants, and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the site development standards associated with these ordinances.

Proposed Plan: With this request, Puttshack proposes an interior and exterior remodel and landscaping updates at the entrances and perimeter of the suite. The proposed restaurant will provide seating for approximately 376 individuals. The interior floor plan is comprised of four

miniature golf courses, kitchen and service areas, three bars, and table, booth, and bar seating throughout.

A new solid waste enclosure is proposed near the service entrance, along the north façade. There is currently no solid waste enclosure to service this suite. The enclosure will be constructed of concrete masonry block and will be painted to match the building façade.

Parking: PD, Ordinance No. O20-08, established a parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The current conditions require 2,052 spaces on site. The center currently provides 2,261 parking spaces (1,639 surface spaces and 622 garage spaces) and remains in compliance with the requirement.

With the primary access point for this building being relocated from the southern façade to the eastern façade, staff has requested that three additional handicapped parking spaced with ADA compliant paths to the primary building entry be provided prior to issuance of a Certificate of Occupancy (CO). The existing handicapped parking spaces adjacent to the southern façade will remain in place, providing access to the secondary point of access to the building.

Exterior Facades: Puttshack proposes a remodel to the south and east facades as reflected in the façade plans and renderings. The primary entrance will be relocated to the southeast corner of the suite. The existing suite entrance, near the southwest corner, will remain functional and be used as a secondary entry point. Additional glazing is proposed along the facades and metal canopies are planned to cover the entry points.

The remaining existing façade materials are not proposed to change. Those materials include masonry, stucco, and metal. The façade will be painted with a black and grey color scheme to provide a more modern aesthetic.

Landscaping and Open Space: To accommodate the relocation of the main entrance, additional impervious surface is proposed along the east façade. The existing sidewalk will be expanded resulting in a loss of 307 square feet of open space. No existing trees or shrubs will be lost as a result of the sidewalk expansion. Shrubs will be provided around the new entrance in proposed raised planters and planting beds. At the secondary entrance at the southwest corner, existing stairs are proposed to be removed to allow for additional planting area.

During the review of this request, the poor condition of the existing landscaping was identified, specifically six existing Italian Cypress trees along the south façade. Following inspection by the Town's Arborist, it was determined that the trees were infected with Seiridium Canker and had freeze damage from previous winters. Based upon this assessment, the Town requested that the six trees be replaced. The applicant has agreed to install six Skyrocket Juniper trees, planted at a minimum height of 10-feet, as reflected on the landscape plan.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Puttshack is a unique concept that will serve as a destination entertainment and restaurant venue for Addison. The elevated façade will provide a modern touch and the entertainment component will activate the southwest corner of Village on the Parkway.

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Prior to issuance of a Certificate of Occupancy, the six existing Italian Cypress trees, located along the south building facade, shall be replaced with six Skyrocket Juniper trees at a minimum planted height of 10-feet.
- Prior to the issuance of a Certificate of Occupancy, a minimum of 3 handicap accessible parking spaces shall be provided to serve the primary entrance at the southeast corner of the structure. All spaces shall meet ADA Standards and shall be served by an ADA compliant route to the primary building entry.

Letter of Intent
Puttshack Addison
October 26, 2022

Applicant

The applicant is Puttshack Dallas VOP, LLC (“Puttshack”). Puttshack is requesting a Special Use Permit in order to (1) be able to obtain City approval to serve alcohol onsite under a TABC Mixed Beverage Permit and (2) for mini golf. The below information is provided in support of the request for the Specific Use Permit. Puttshack is a unique high-end concept that will enhance dining and entertainment options in Addison.

Site/Use

The site for the proposed Puttshack in Addison is located at 5100 Belt Line Road, Suite 600. The suite contains approximately 28,000 square feet. The suite is currently vacant and was previously a 24-Hour Fitness location. Puttshack’s concept includes multiple high-tech based mini golf entertainment courses and a full-service restaurant and bar.

The interior of the suite will undergo extensive renovations to install the mini golf courses and related technology, as well as the restaurant and bar areas and related “back of the house” service areas.

Exterior

Only minimal cosmetic changes will be done to the exterior of the building to include Puttshack branding, changing the location of the main entrance to the Southeast corner of the premises and adding a second “garage door” type exterior entrance door. There will also be new landscape planters added with new landscaping and new landscape lighting. Existing dead vegetation at the site will be removed.

No additions or deletions are anticipated with regard to parking for the site.

The Company

Puttshack has rewritten the rules mini golf and pairs modern technology with unique and interesting courses. It pairs its unique golfing experience with a full-service restaurant and bar. Puttshack already has multiple other locations operating in Atlanta, Chicago, and Great Britain and multiple additional sites under development.

Puttshack is committed to building relationships with the local community and providing a quality experience for its customers.

Operations

The following information represents general and specific information regarding Puttshack's operations:

Operating Hours. Puttshack will be open seven days a week from 11 am to Midnight on Sundays through Wednesdays and 11 am to 2 am on Thursdays through Saturdays.

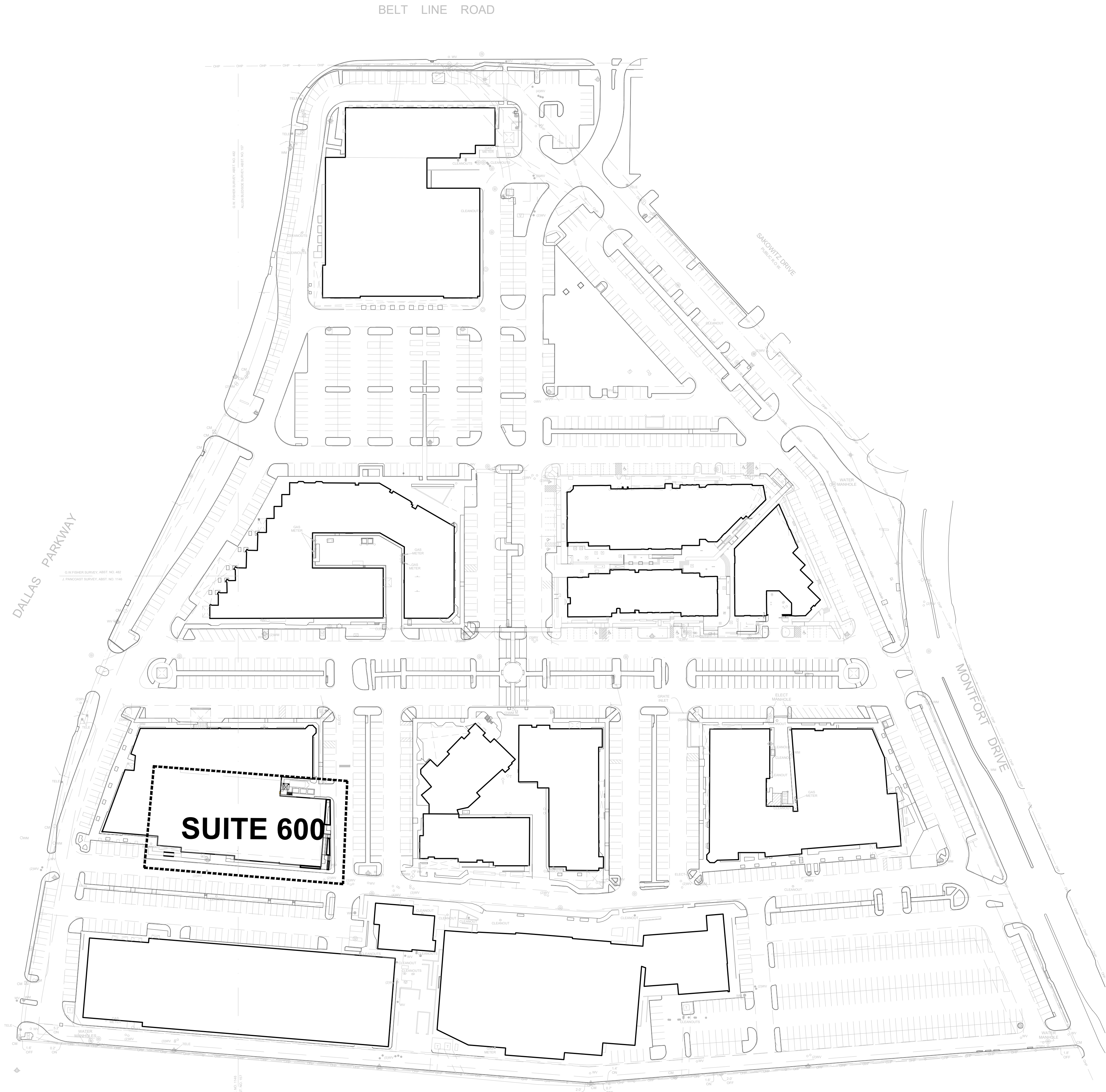
Employees. Puttshack expects to employ approximately 175 total employees. The anticipated peak number of employees on at any given time is anticipated to be 55 and the anticipated average number of employees onsite to be 35.

Deliveries. Puttshack anticipates that deliveries will be made most days of the week through the delivery doors located on the Northeast corner of the premises. Small deliveries via UPS, FedEx, USPS, and the like are anticipated to be made through the main front doors of the premises.

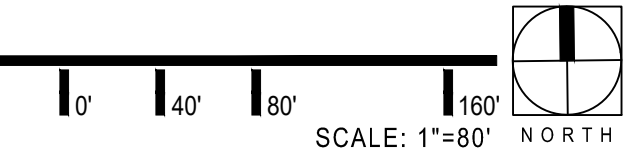
Food Ordering. Puttshack anticipates that food will be ordered predominantly onsite for on-site consumption. Any to-go service is expected to be minimal as the mini golf experience is integral to the customer experience.

Trash/Recycling. Puttshack will use the existing trash areas located on the Northeast corner of the premises near the service entry and Puttshack will actively participate in recycling as appropriate or as required by applicable law.

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1 VICINITY PLAN



OWNER
Puttshack
303 West Erie Street
Suite 600
Chicago, IL 60654

ARCHITECT
Chipman Design Architecture, Inc.
1350 East Touhy
First Floor East
Des Plaines, IL 60018

PUTTSHACK
ADDISON, TX
CASE #1864-SUP

Rev.	Date:	Description:

Project Number: 22056
Date: NOVEMBER 04, 2022
Issue: LANDSCAPE PLAN

Sheet Title:
VICINITY PLAN

Sheet Number:
L1.01

OWNER
Puttshack
303 West Erie Street
Suite 600
Chicago, IL 60654

ARCHITECT
Chipman Design Architecture, Inc.
1350 East Touhy
First Floor East
Des Plaines, IL 60018

PUTTSHACK
ADDISON, TX
CASE #1864-SUP

Rev.	Date:	Description:

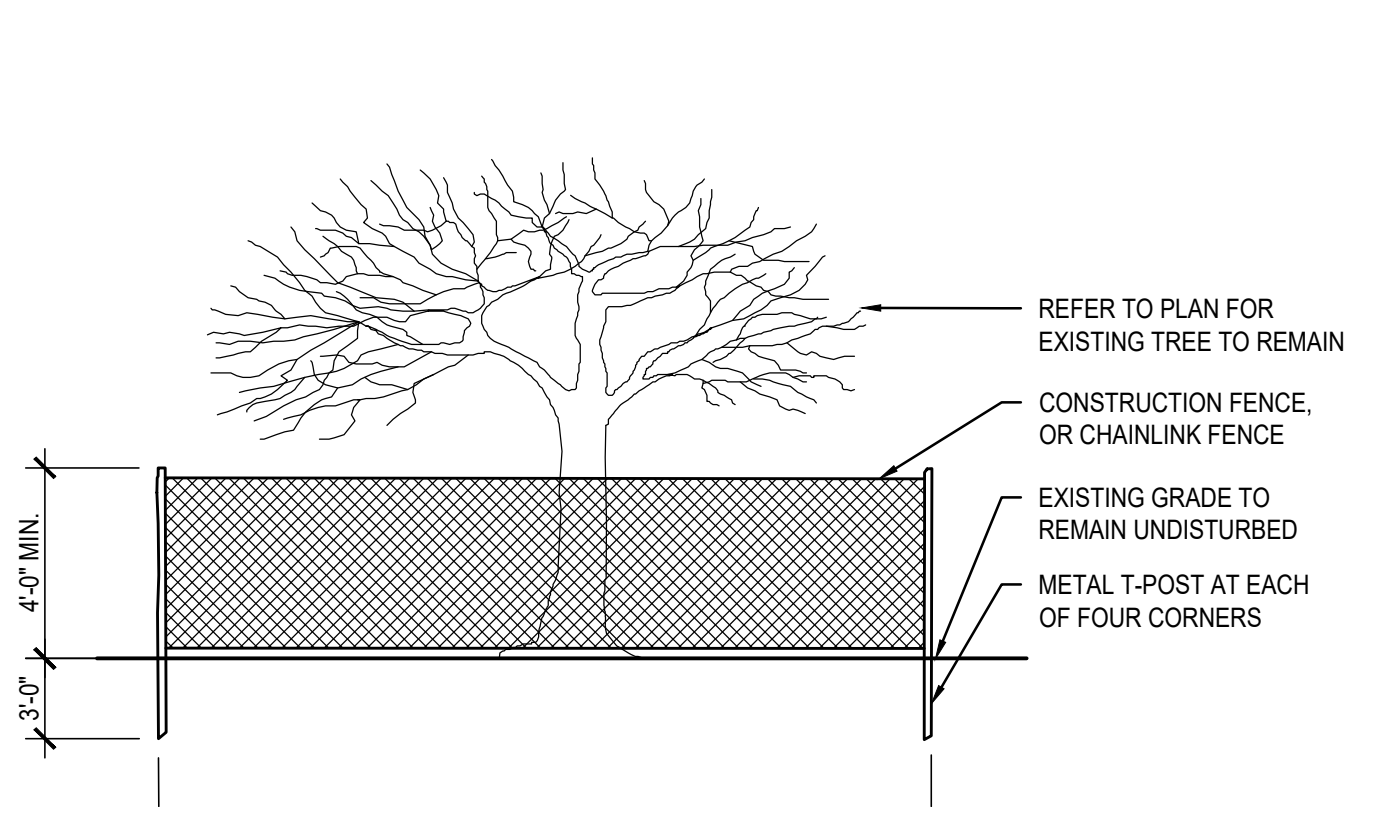
Project Number: 22056
Date: NOVEMBER 04, 2022
Issue: LANDSCAPE PLAN

Sheet Title:
TREE PROTECTION PLAN

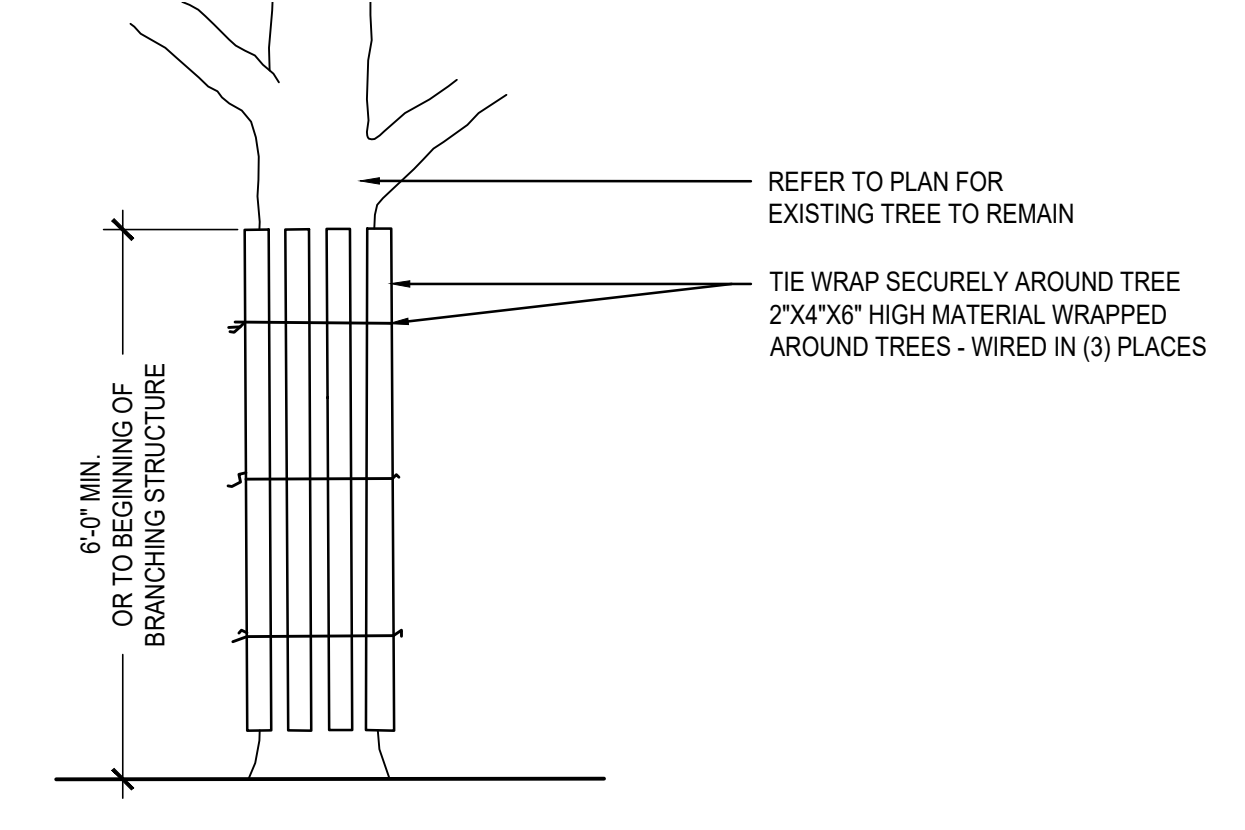
Registered Landscape Architect
MICHAEL LEWIS
3528
11/04/22

Sheet Number:
L1.02

NOTE:
• CONTRACTOR SHALL PROTECT EXISTING TREE TO REMAIN.



1 TREE PROTECTION FENCING
ELEVATION NOT TO SCALE

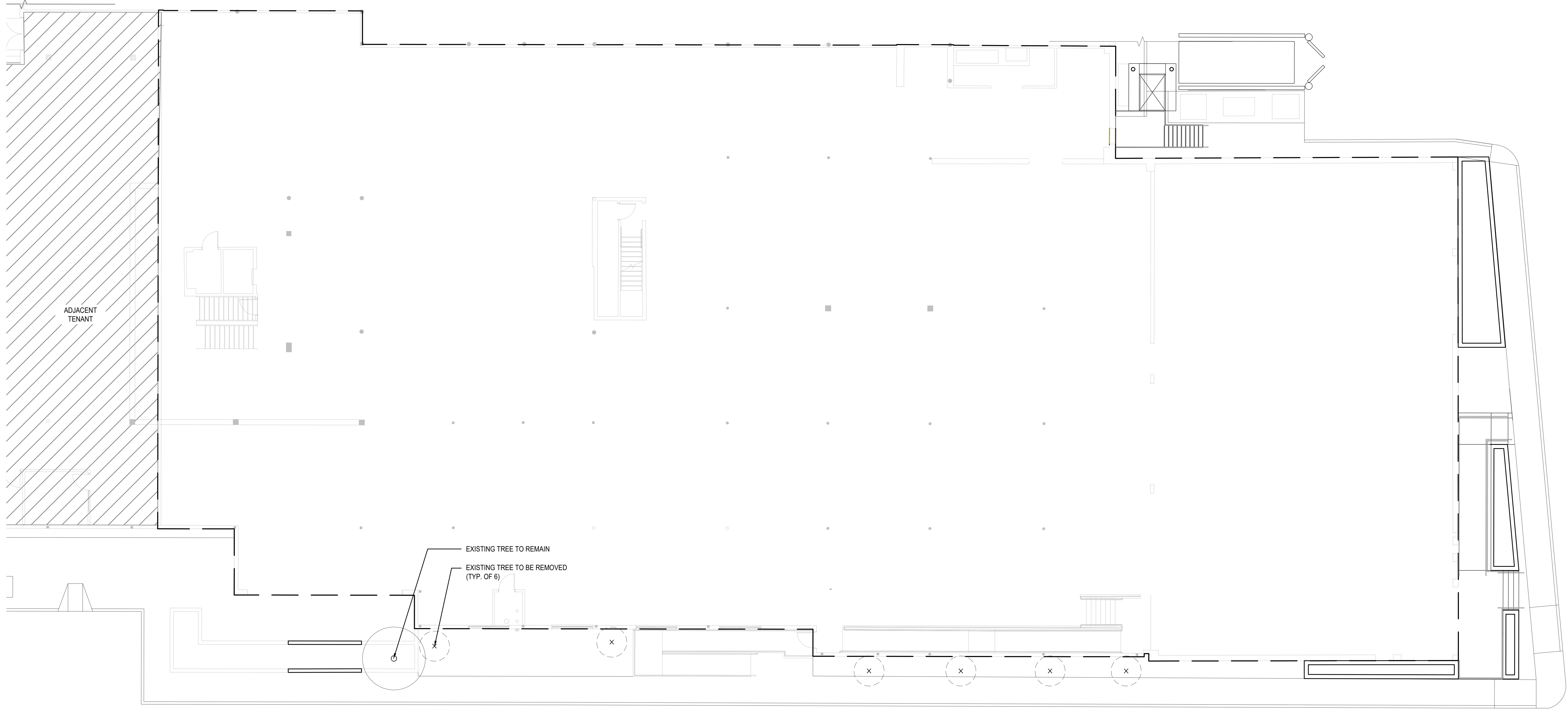


2 TREE WRAP PROTECTION
ELEVATION NOT TO SCALE

LEGEND

○ EXISTING TO REMAIN

⊗ EXISTING TO BE REMOVED



1 TREE PROTECTION PLAN

0' 5' 10' 20'
SCALE: 1"=10' NORTH



Bud Creative, LLC
3800 Main Street, Suite B
Dallas, Texas 75226
P: 570.954.1964

OWNER
Puttshack
303 West Erie Street
Suite 600
Chicago, IL 60654

ARCHITECT
Chipman Design Architecture, Inc.
1350 East Touhy
First Floor East
Des Plaines, IL 60018

PUTTSHACK
ADDISON, TX
CASE #1864-SUP

Rev.	Date:	Description:

Project Number: 22056
Date: NOVEMBER 04, 2022
Issue: LANDSCAPE PLAN

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L1.03

PLANT SCHEDULE

TREES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	CONTAINER	COMMENTS	
JS	6	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper		10' Min	2'		Full Specimen Tree	

SHRUBS									
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	CONTAINER	COMMENTS	
PM	36	Podocarpus macrophyllus 'Pringles Dwarf'	Pringles Dwarf Podocarpus		24"	24"	5 Gal.	Full Plants, Plant 24" O.C.	

PERENNIALS, GROUNDCOVERS & ORNAMENTAL GRASSES									
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	CONTAINER	COMMENTS	
AE	10	Aspidistra eliator	Cast Iron Plant		12"	18"	3 Gal.	Full Plants, Plant 18" O.C.	
LM		Liriope muscari	Big Blue Liriope		12"	12"	1 Gal.	Full Plants, Plant 12" O.C.	
PA	29	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass		12"	18"	3 Gal.	Full Plants, Plant 24" O.C.	
PS		Phlox stolonifera	Creeping Phlox		8"	12"	1 Gal.	Full Plants, Plant 12" O.C.	
SF	7	Salvia farinacea	Mealy Blue Sage		24"	20"	3 Gal.	Full Plants, Plant 24" O.C.	
SG	32	Salvia greggii	Autumn Sage		12"	18"	3 Gal.	Full Plants, Plant 24" O.C.	
TURF		Cynodon dactylon	Bermuda Grass					Sod	

LANDSCAPE TABULATION	
	SQ. FT.
PREDEVELOPMENT OPEN SPACE	1,607
POST DEVELOPMENT OPEN SPACE	1,300

SITE PLAN NOTES:

ZONE CLASS:
PLANNED DEVELOPMENT DISTRICT -
ZONE 012-002

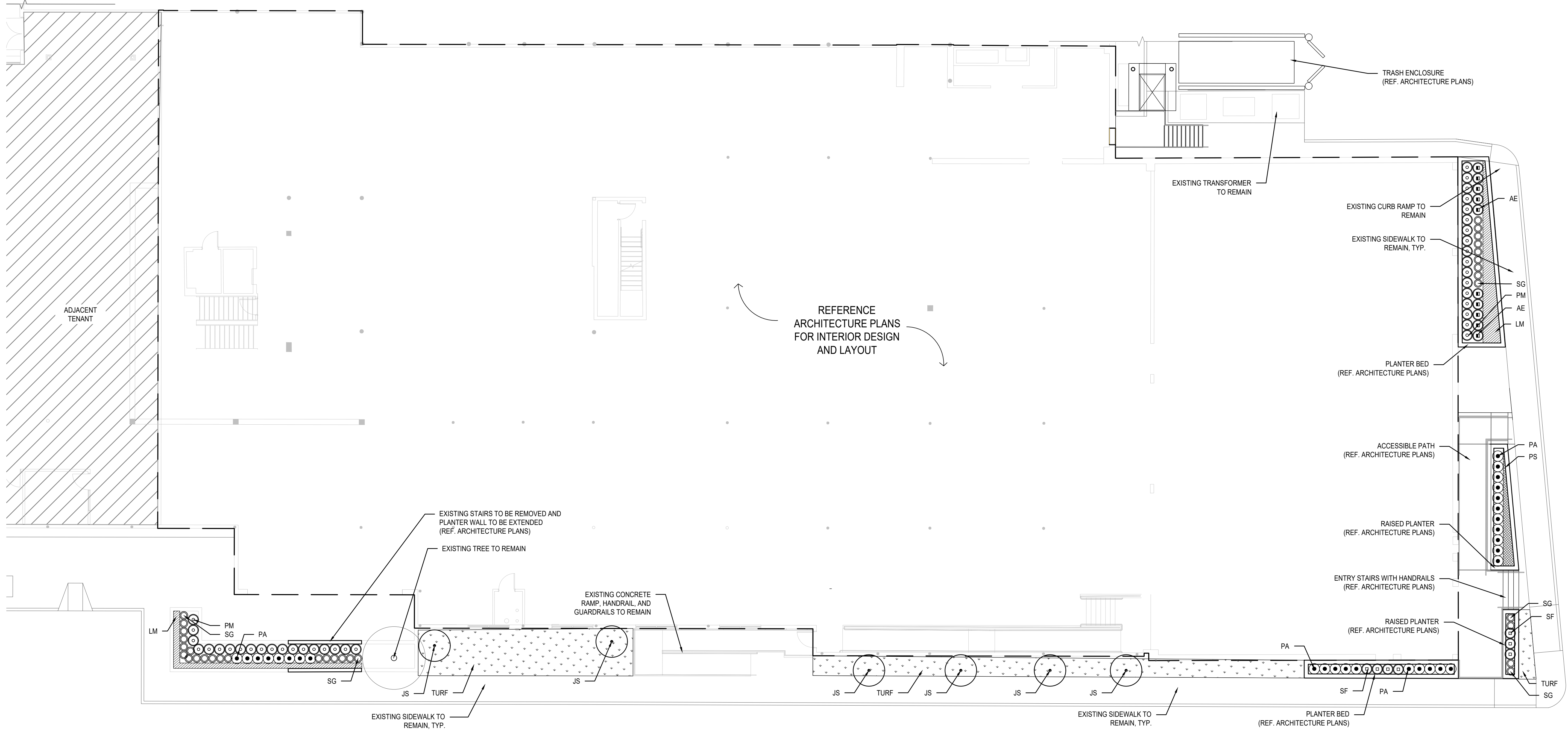
PROPOSED USE:
ASSEMBLY (INDOOR RESTAURANT/ MINI
GOLF)

HANDICAP PARKING IS PROVIDED IN
ACCORDANCE WITH ADA STANDARDS

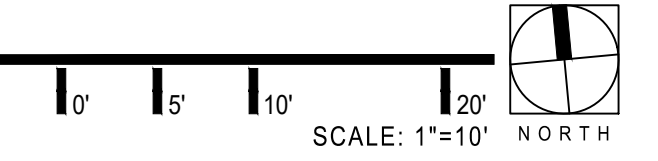
EXISTING BUILDING HEIGHT:
31'-4 1/2"

TOTAL GROSS SQUARE FOOTAGE:
30,976 SF

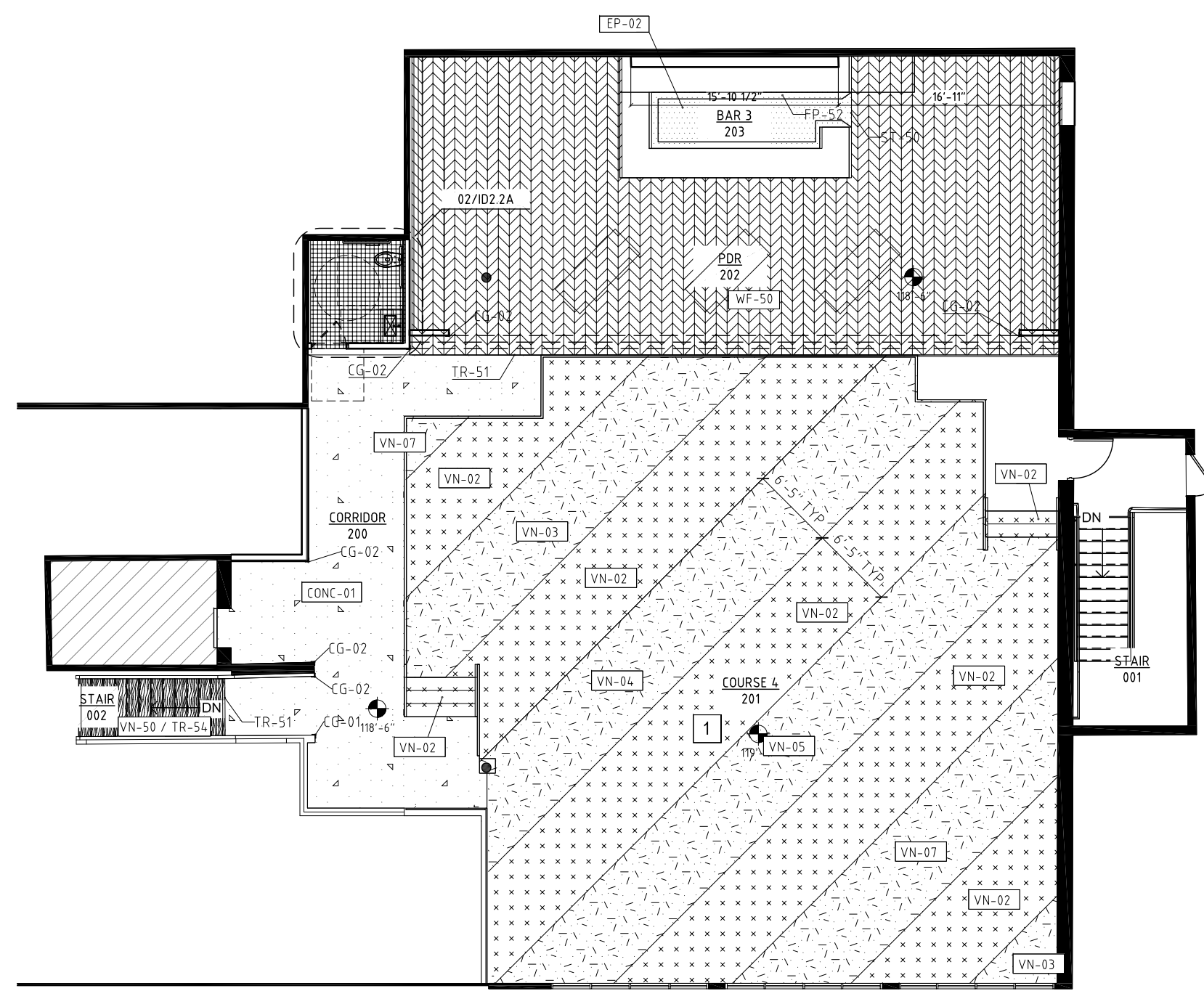
- NOTES:**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
 - ALL LANDSCAPED AREA TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS TO BE DRIP IRRIGATED. ALL TURF AREAS TO BE SPRAY IRRIGATION.



1 LANDSCAPE PLAN



Drawing name: O:\04-Projects\22056 - Puttshack\04 CAD\02 Sheets\01-Permit\22056-LP.dwg L1.03 Nov 09, 2022 3:13pm by denisse.ramirez



02 rcp
mezzanine plan V1
3/32" = 1'-0"

FINISH KEY NOTES

NO.	DESCRIPTION
1	VN-01 ARROW TO BE PLACED IN THE FIELD, 30 PER COURSE.TYP COORDINATE FINAL LOCATIONS WITH PUTTSHACK

AREA SQUARE FOOTAGE

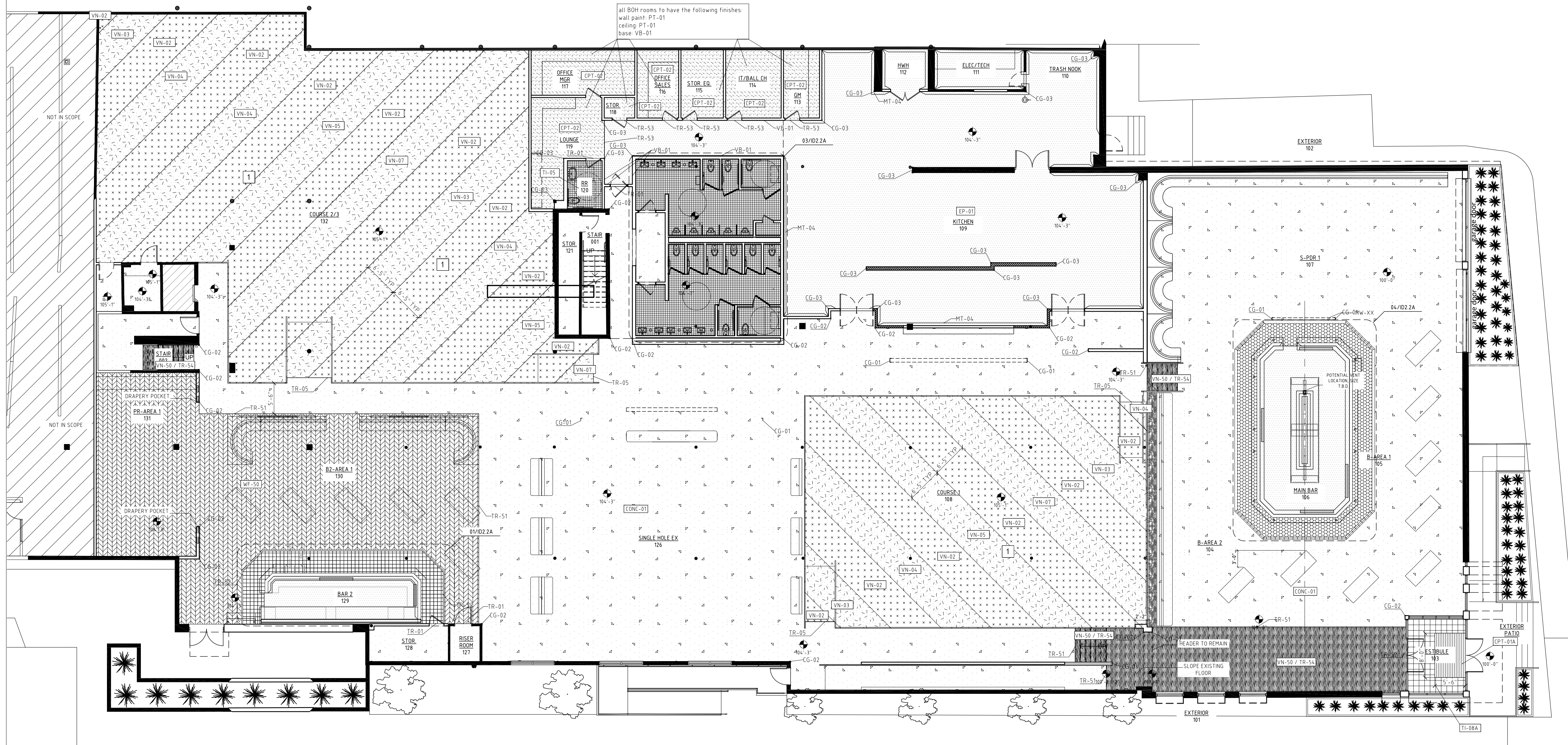
107 S-PDR 1	1880 SQ. FT.
106 MAIN BAR	615 SQ. FT.
105 B-AREA 1	1278 SQ. FT.
104 B-AREA2	1414 SQ. FT.
103 VESTIBULE	139 SQ. FT.
108 COURSE 1	2587 SQ. FT.
126 SINGLE HOLE EX	1865 SQ. FT.
130 B2-AREA 1	1844 SQ. FT.
131 PR-AREA 1	597 SQ. FT.
132 COURSE 2/3	4583 SQ. FT.
109 KITCHEN	1911 SQ. FT.
129 BAR 2	299 SQ. FT.
ADMIN OFFICES	1035 SQ. FT.
201 COURSE 4	2154 SQ. FT.
202 PDR	972 SQ. FT.
203 BAR 3	163 SQ. FT.

finish legend

	inset carpet (CPT-01A)
	tile (TI-05/TI-06)
	wood flooring (WF-50)
	concrete (CONC-01)
	epoxy flooring (EP-01/02)
	tile (TI-10)
	vinyl wood flooring (VN-50)
	vinyl flooring (VN-02)
	vinyl flooring (VN-03/04/05/06)
	tile (TI-09A)
	tile (TI-09B)

finish plan general notes:

- install all flooring in direction and layout as specified on the finish plan.
- align seam of floor material, transition with center of hinge in doorway. (seam should not be visible when door is shut.
- in an opening without hinges, refer to finish plans for transition location and details.
- see detail sheets for floor transition and threshold details. (must not exceed 1/2" vertical).
- all base and crown corners to be mitered. (not bull jointed).
- caulk around all trim and joints, color to match trim.
- extend all flooring to underside of millwork.
- all grout to be epoxy grout 1/8" wide and flush with tile.
- contractor to provide transition strips or thresholds at all changes of materials.
- contractor needs to test for moisture in concrete & install material per manufacturer's recommendations.
- contractor to calculate area and determine yardage needed for resilient material.
- all material selections should match specifications.
- all square footage on these drawings are not exact. Field verify before purchasing material.



01 floor finish
main plan
3/32" = 1'-0"



PROJECT TEAM:

OWNER
Jason Jones
16000 Dallas Parkway Ste. 550
Dallas TX 75248
214.334.3560
jason.jones@vppartners.com

APPLICANT
Greg Drain
303 W Erie St. Ste. 600
Chicago, IL 60654
312.620.7888
greg.drain@puttshack.com

DESIGN TEAM
Coeval Studio
2005 Farrington St.
Dallas, Texas 75207
214.931.4097 - Office

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info@coevalstudio.com
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Puttshack Addison

5100 Belt Line Rd #600,
Addison, Texas

Town Case #1864-SUP

All of Lots 1A, 1B and 2A, of Amended Replat of Lots 1A, 1B and 2A, Village on the Parkway, an Addition to the Town of Addison, Dallas County, Texas, according to the Amended Plat thereof recorded in Volume 2001019, Page 914, of the Map Records of Dallas County, Texas.

PROJECT NUMBER

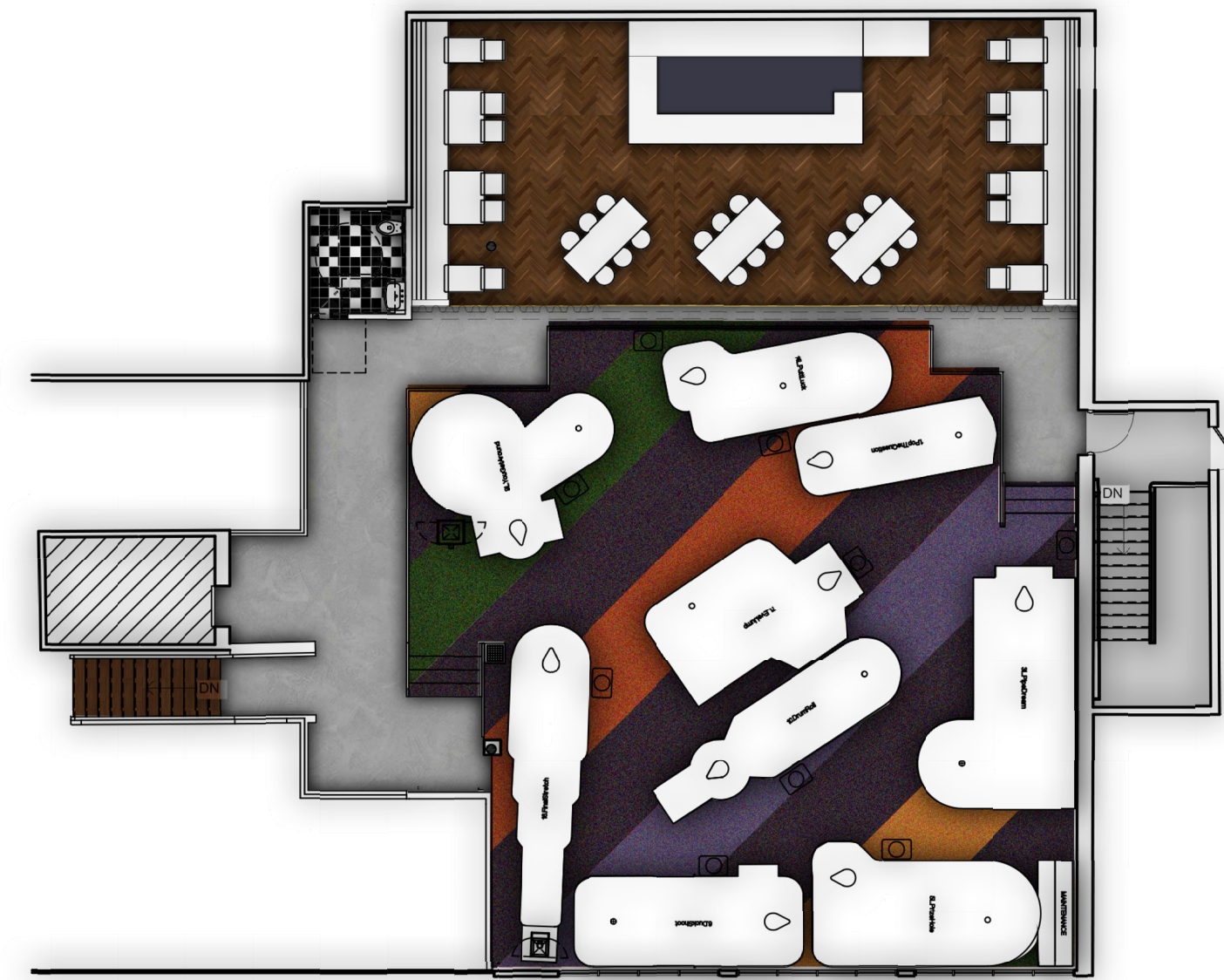
22013

REVISIONS

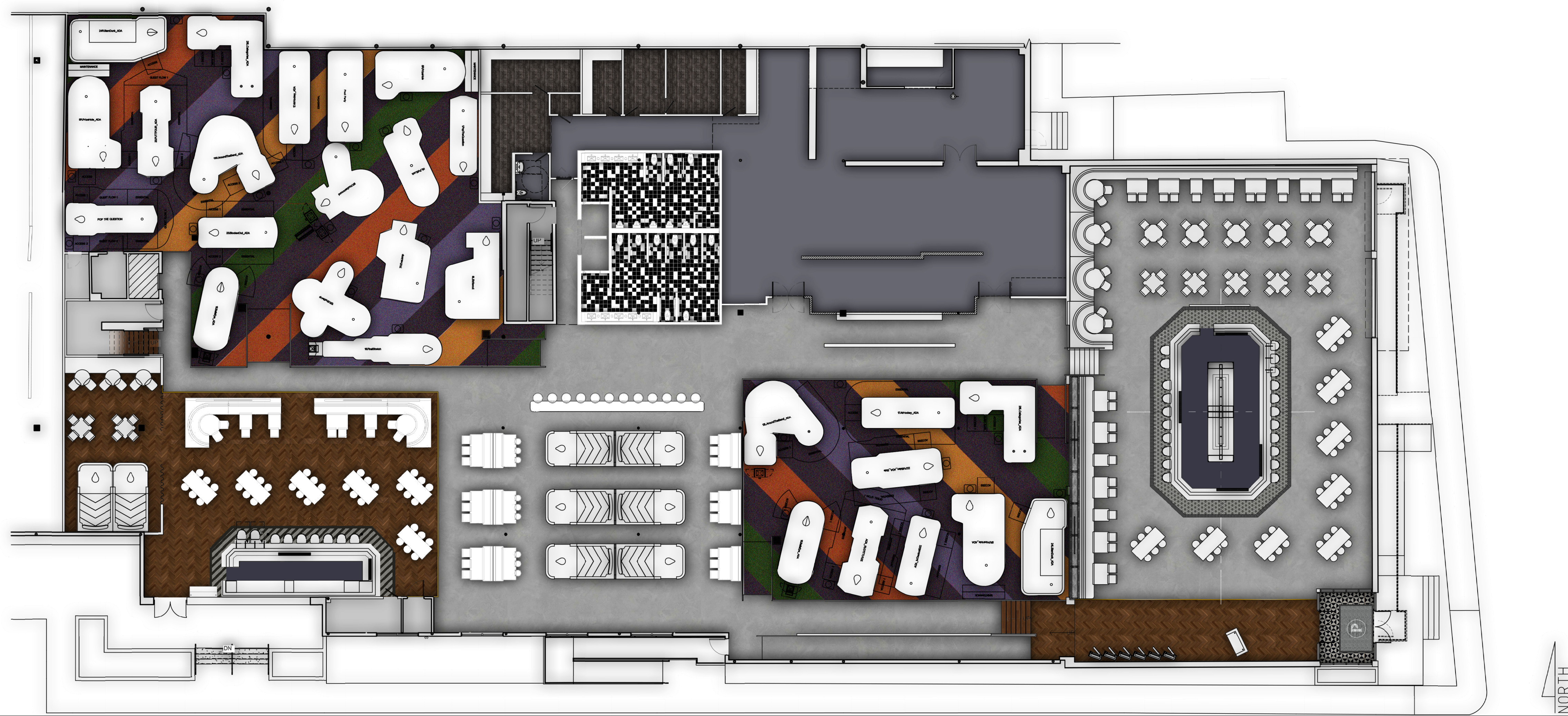
ISSUE DATE

10.06.2022

FLOOR PLAN



02 concept mezz. floor plan NOT TO SCALE



01 concept main floor plan NOT TO SCALE

PROJECT TEAM:

DESIGN TEAM
Coeval Studio
2005 Farrington St.
Dallas, Texas 75207
214.931.4097 - Office

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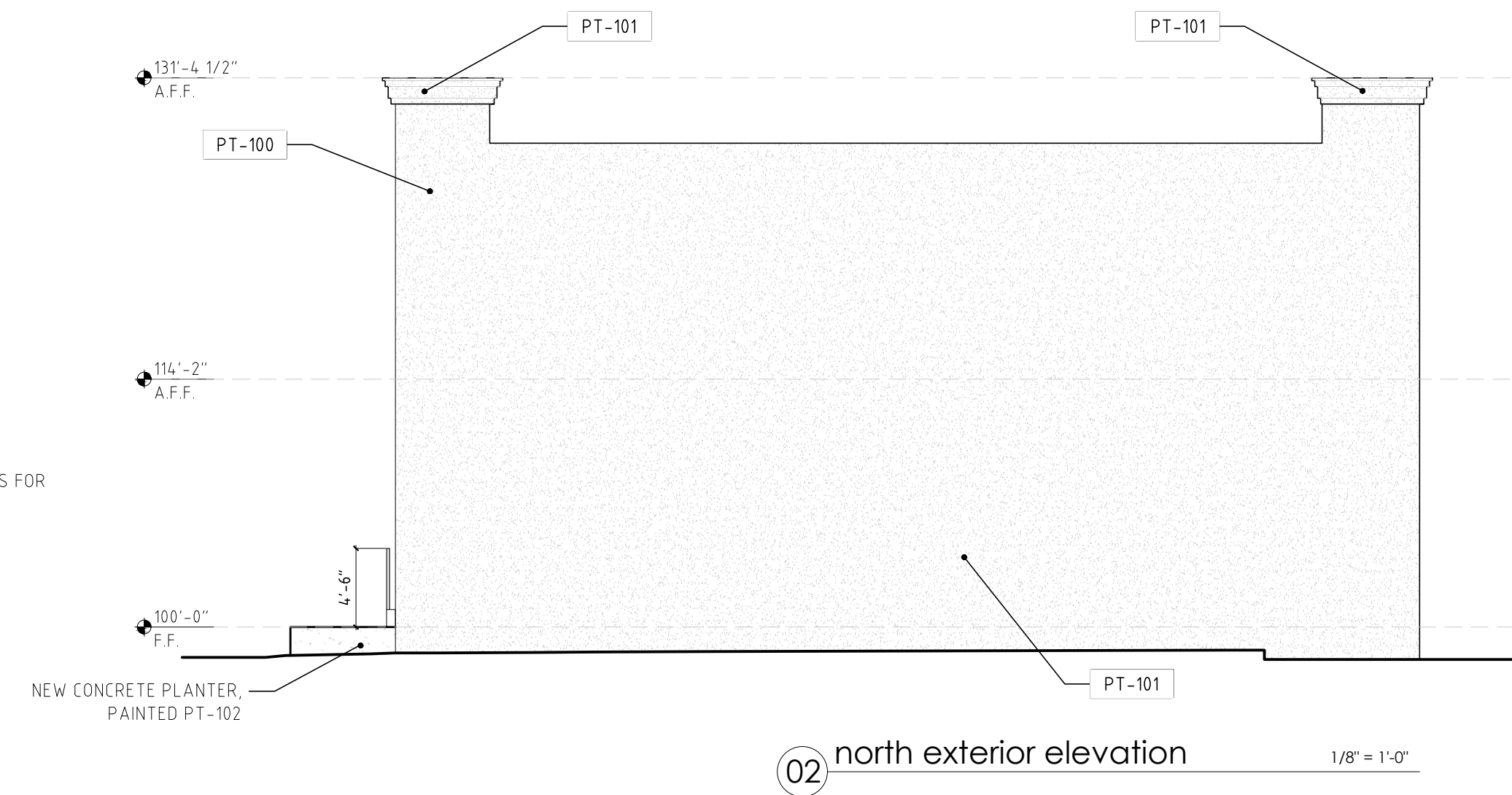
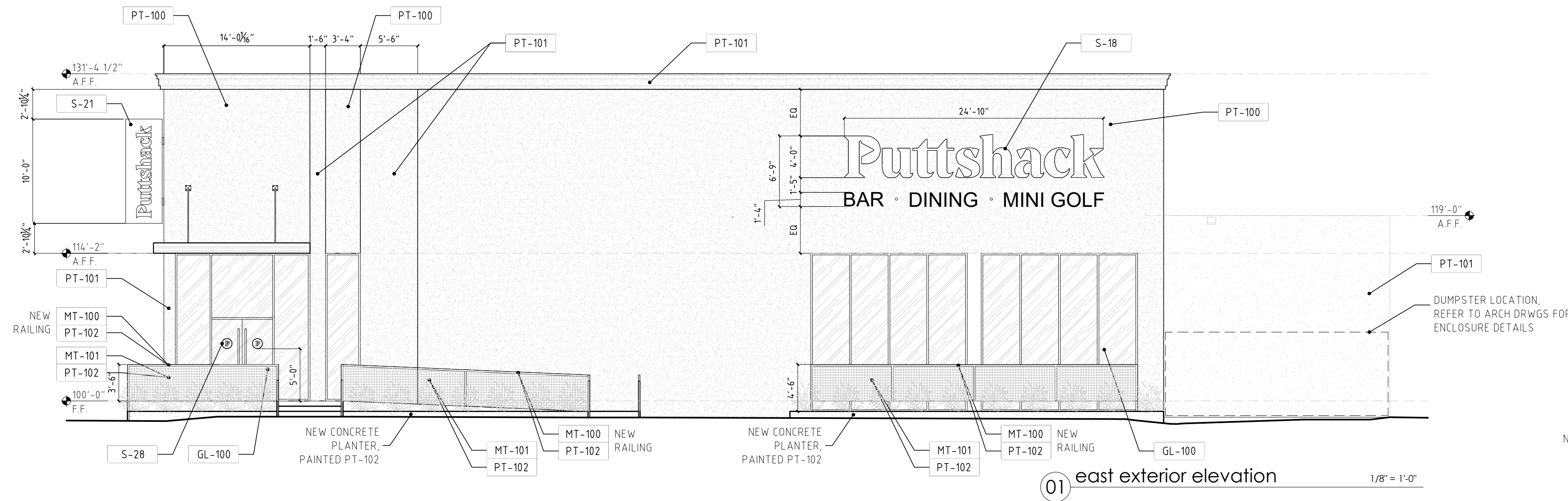
Puttshack Addison
5100 Belt Line Rd #600,
Addison, Texas

PROJECT NUMBER
22013

REVISIONS

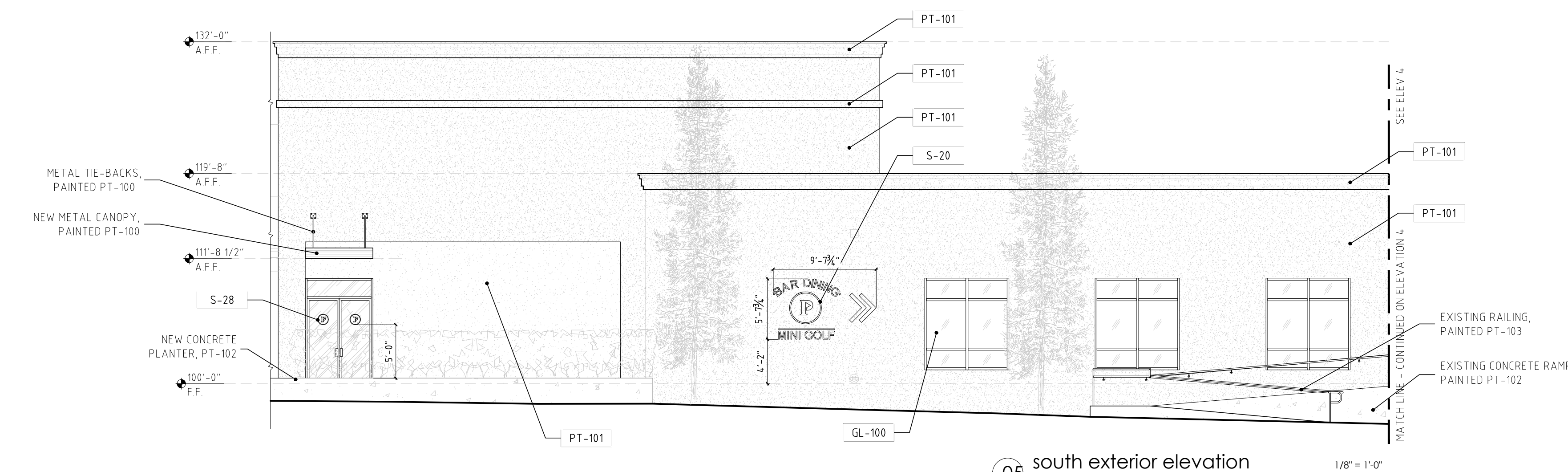
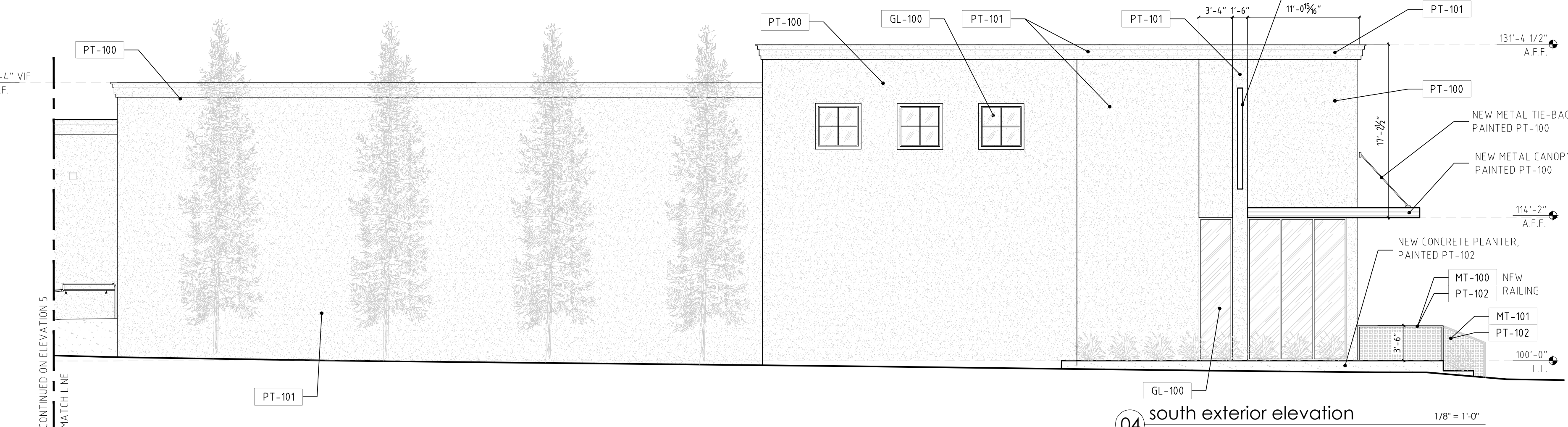
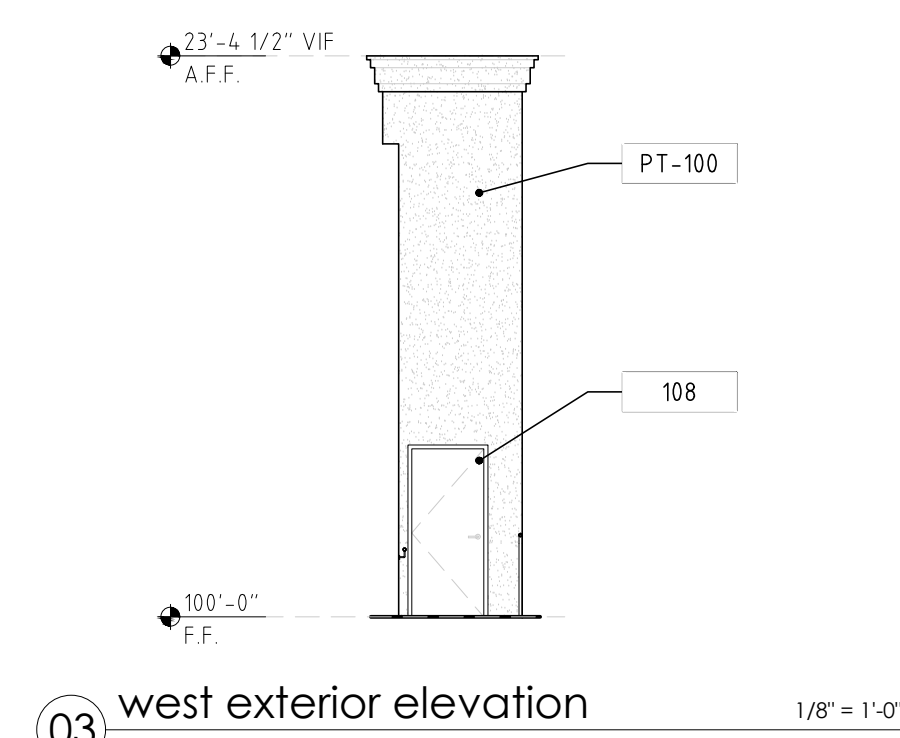
ISSUE DATE
08.22.2022

CONCEPT PLAN



BUILDING MATERIAL CALCULATIONS

ELEVATION	GLASS (STOREFRONT)	STUCCO	METAL
EAST EXTERIOR ELEVATION	20%	79%	1%
NORTH EXTERIOR ELEVATION	0%	100%	0%
WEST EXTERIOR ELEVATION	0%	100%	0%
SOUTH EXTERIOR ELEVATION	8%	91%	1%



- FACADE PLAN NOTES**
- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
 - All mechanical units shall be screened from public view as required by the Zoning Ordinance.
 - When permitted, exposed utility boxes and conduits shall be painted to match the building.
 - All signage areas and locations are subject to approval by Development Services.
 - Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

FINISH LEGEND

[Pattern]	existing storefront glass
[Pattern]	new storefront glass (GL-100)
[Pattern]	new thin brick, painted (M-100/PT-100)
[Pattern]	new railing metal tube, painted (MT-100, PT-103)
[Pattern]	new railing metal panel, painted (MT-101, PT-103)
[Pattern]	existing stucco, painted (PT-101)
[Pattern]	existing concrete, painted (PT-102)
[Pattern]	new concrete, painted (PT-102)
[Pattern]	new metal at canopy, painted (PT-102)

PROJECT TEAM:

OWNER
 Jason Jones
 16000 Dallas Parkway Ste. 550
 Dallas TX 75248
 214.334.3560
 jason.jones@vppartners.com

APPLICANT
 Greg Drain
 303 W Erie St. Ste. 600
 Chicago, IL 60654
 312.620.7888
 greg.drain@puttshack.com

DESIGN TEAM
 Coeval Studio
 2005 Farrington St.
 Dallas, Texas 75207
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 info@coevalstudio.com
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Puttshack Addison

5100 Belt Line Rd #600,
 Addison, Texas
 Town Case #1864-SUP
 All of Lots 1A, 1B and 2A, of Amended Replat of Lots 1A, 1B and 2A, Village on the Parkway, an Addition to the Town of Addison, Dallas County, Texas, according to the Amended Plat thereof recorded in Volume 2001019, Page 914, of the Map Records of Dallas County, Texas.

PROJECT NUMBER
22013

REVISIONS

ISSUE DATE
11.11.2022

EXTERIOR ELEVATIONS
ID4.0



Puttshack

Puttshack
BAR • DRINKS • MINI GOLF

Puttshack

BAR • DINING • MINI GOLF

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, for an 11.163 Acre Property located at 4550 Excel Parkway, in order to Modify Use Regulations by allowing Production, Assembly, and Distribution of Hybrid Rockets as a Permitted Use . Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace).**

Recommendation:

Staff recommends approval of this request, with the following condition:

- There shall be no ignition or launch testing of rocket engines initiated at the subject property.

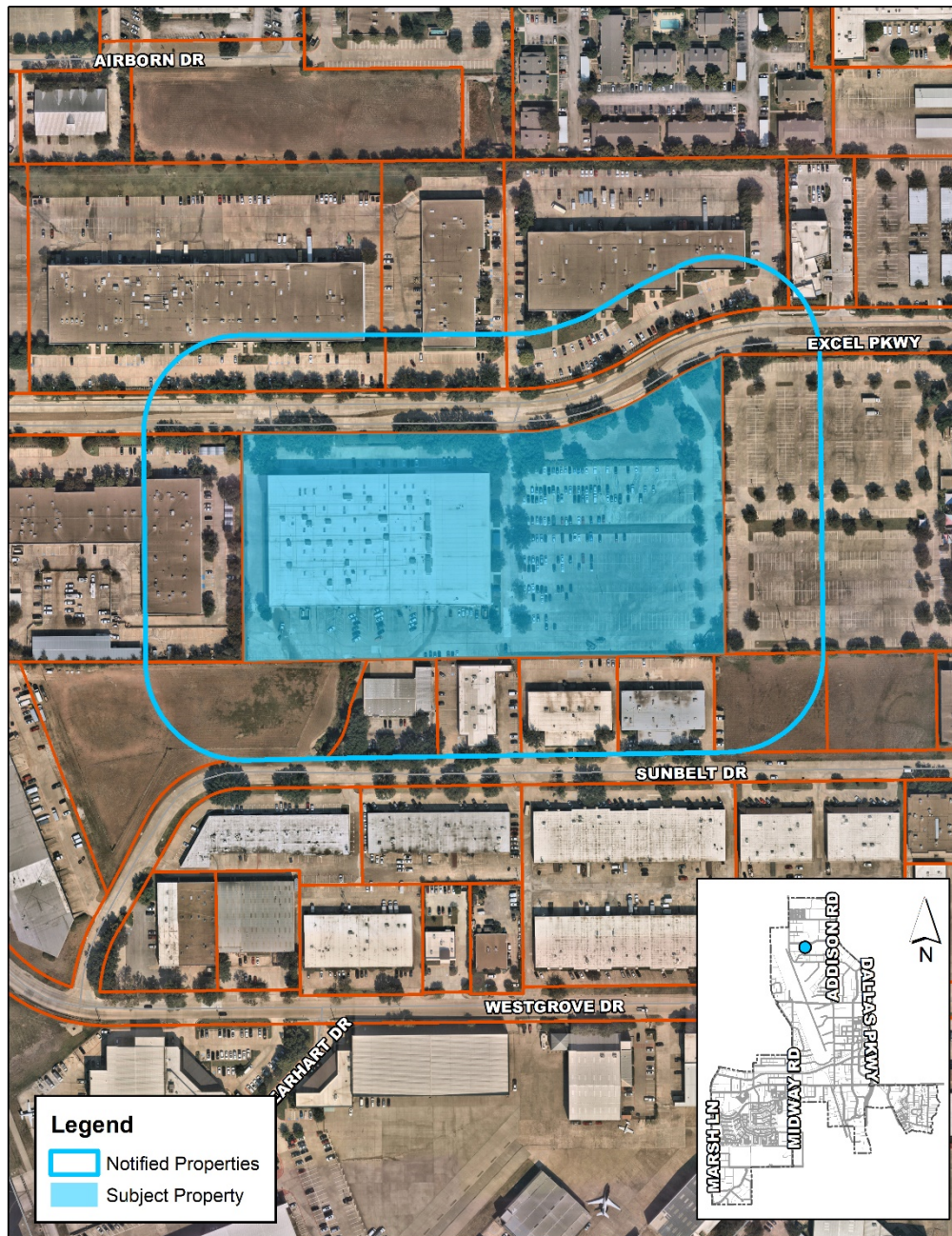
Attachments

1870-Z Staff Report
1870-Z Letter of Intent
1870-Z Plans

1870-Z

PUBLIC HEARING Case 1870-Z/4550 Excel Parkway (Firehawk Aerospace). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, for an 11.163 Acre Property located at 4550 Excel Parkway, in order to Modify Use Regulations by allowing Production, Assembly, and Distribution of Hybrid Rockets as a Permitted Use.

LOCATION MAP





November 15, 2022

STAFF REPORT

RE: 1870-Z/Firehawk Aerospace

LOCATION: 4550 Excel Parkway

REQUEST: Approval of a request to amend Planned Development (PD) District Ordinance 095-054, as amended by Ordinance Nos. 096-006, 007-007, and 018-43, to modify use regulations by allowing production, assembly, and distribution of hybrid rockets as a permitted use. (Application Date: 10/28/2022)

APPLICANT: Elizabeth Hull, Interprise Design

DISCUSSION:

Background: This request is specific to the existing office/warehouse building situated on a 11.163-acre lot located south of Excel Parkway and approximately 800 feet east of Westgrove Drive. On November 14, 1995, the subject property was rezoned to Planned Development (PD) District, through Ordinance 095-054. This rezoning allowed for the construction of the existing 120,000 square foot office/warehouse building and associated site improvements. The PD District is based on Commercial-1 (C-1) District standards with modifications to the permitted uses, building height requirements, and the prohibition of outside sales and promotions. This PD District has been amended through Ordinance Nos. 096-006, 007-007, and 018-43, which has modified the special conditions of the district, development plans, and expanded the permitted uses to allow assembly of spinal fixation systems.

A future tenant, [Firehawk Aerospace](#), has initiated this PD Amendment request to add production, assembly, and distribution of hybrid rockets as a permitted use in order to occupy Suite 200. At the September 27, 2022, City Council meeting, a resolution was approved for an Economic Development Program Grant Agreement with Firehawk Aerospace to provide grant funding, construction permit credit, and an annual business personal property tax reimbursement.

Firehawk Aerospace specializes in the design and manufacturing of high-performance hybrid rocket engines and plans to use the site as their research and development headquarters. The leased area consists of 41,524 square feet. Nearly 30% of the suite will be used as office space (12,150 square feet) and the remainder will be used for lab, warehouse, and production activity. There is minimal interior remodeling proposed. It is anticipated that 20-50 employees will be at this location.

The office space will be utilized by employees to perform research and engineering tasks via computer. The proposed lab and production area will occupy approximately 23,000 square feet and will include additive manufacturing and metal fabrication. Firehawk proposed to utilize 3D printers, lathes, mills, and CNC machines to create plastic and metal rocket engine parts. Additionally, welding will be performed during the production process. The hybrid rockets will never be configured in a way or introduced to an ignition source at the facility that could create a serious hazard, such as an uncontrolled burn or explosion. The rockets utilize an alternative fuel source which diminishes risks as the amount of hazardous materials on site will be minimal. All Building and Fire Codes will be adhered to as it relates to any hazardous materials stored or used onsite.

Firehawk Aerospace anticipates a maximum of 1-2 small cylindrical engine cases to be produced and distributed weekly. They will utilize individual logistics carriers as needed for distribution. There would be no routine delivery or distribution traffic generated by the business.

Proposed Amendment: This request is to amend the PD by including production, assembly, and distribution of hybrid rockets as a permitted use. The Development Plan adopted with Ordinance 099-025, as amended by Ordinance Nos. 096-006 and 007-007, would not be modified by this request.

The intent of the C-1 District, the base zoning district for this PD, is to provide a mix of retail, office, and personal services for the Town. Additional uses, such as restaurants, are permitted through approval of a Special Use Permit (SUP). The PD also allows for distribution and warehouse uses related to the light assembly of paper goods, computer products, spinal fixation systems, or similar materials. The development pattern, permitted uses, and proximity to the Addison Airport, fosters businesses that have a warehouse component, that may be viewed as "light industrial".

The proposed business would provide activity that is compatible with other uses that are currently permitted in the PD and with other businesses in the area. The area has a variety of office, retail, and service uses, with many having a warehouse and assembly component. The primary focus of Firehawk Aerospace will be design and production of hybrid rockets. The proposed distribution will comprise a small amount of the business operations. There will be no testing of the hybrid rockets at the Addison location as they have acquired a testing facility in Midland, Texas.

The Town's zoning ordinance prohibits uses that produce offensive odor, dust, smoke, gas, or noise. This PD amendment would not allow those operations or uses.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The proposed amendment would allow opportunity for a business to occupy a currently vacant suite, that operates similar to other permitted uses within the PD. Additionally, the amendment would allow uses that would be in line with the development pattern of the area.

Staff recommends approval of the request, with the following condition:

- There shall be no ignition or launch testing of rocket engines initiated at the subject property.

To Whom it May Concern,

Firehawk Aerospace plans to utilize the 4550 Excel Parkway Addison location for development and small-scale production. The focus of development and production are two-fold: additive manufacturing and metal fabrication. The additive manufacturing uses large 3D printers for creating plastic and metal parts. The metal fabrication uses lathes, mills, and CNC machines to produce Firehawk rocket engine parts. Occasional welding will be performed in a designated part of the building with the required safety features. Firehawk plans to conduct basic integration of rocket engine subassemblies geared toward supporting our R&D testing operation and final goods to customers.

Items outside of our primary focus are research and development work that focuses on calorimetry and thermochemistry. These chemicals and materials require additional safety protocols as illustrated in the blueprint and SDS sheets provided by Firehawk. However, the total amount of these items on the premises will not exceed those found in consumer items available at retail.

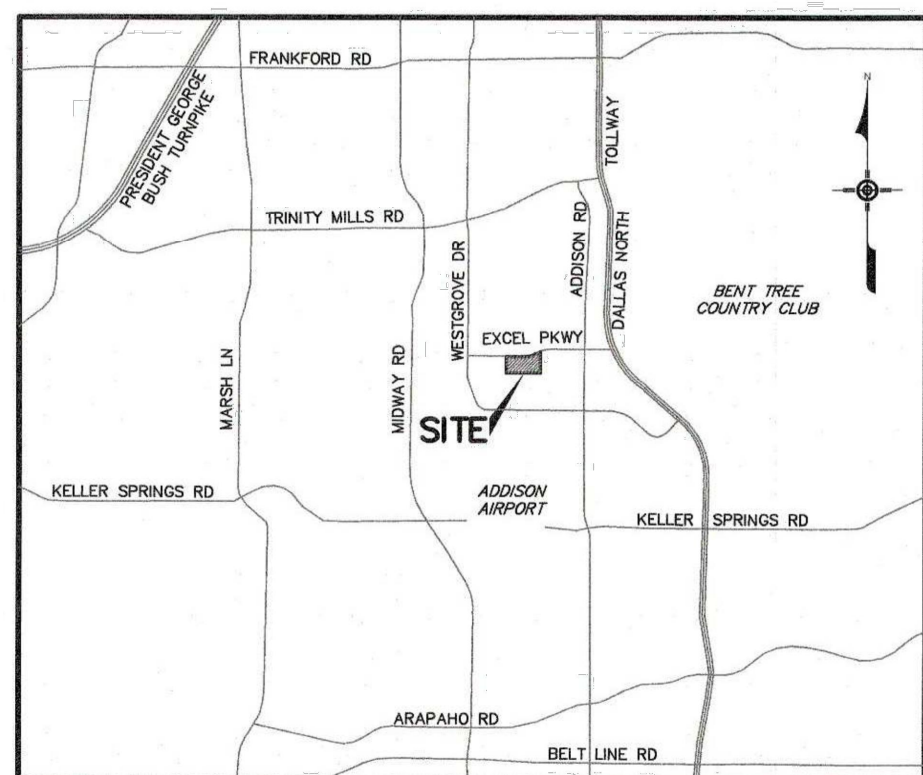
Firehawk supports the Aerospace and Defense industries through creating safe, storable propulsion systems. Firehawk rocket engines are totally inert unless in a specific configuration and in the presence of an ignition source, which will only take place at our testing facility in Midland, TX. At the Excel Parkway location, Firehawk engines will never be in a configuration where an impact, drop, puncture, fire, or other accident could pose the risk of an uncontrolled burn, explosion, or other serious hazard.

Although Firehawk refers to this as a “production” facility, the volume will be very low by any other industry’s standards. Current near-term projections call for a maximum of 1 to 2 small (conveyable by a standard pickup truck bed) cylindrical engine cases to be produced weekly. Shipping would be by an individual logistics carrier. No regular delivery, service, or distribution traffic will be present. Firehawk plans to employ at least 20 and up to 50 personnel at this location, with the majority of them being office employees who perform research and engineering tasks via computer.

Thank you for considering Firehawk as an addition to the Addison community. We are looking forward to leveraging the expertise in the area and bringing positive economic impact.

Best,

Firehawk Team

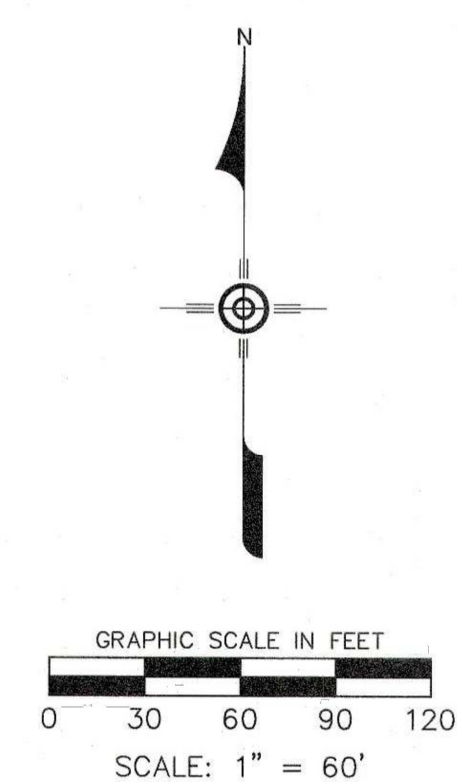


VICINITY MAP
(NOT TO SCALE)
MAPSCO NO. 4-Q

LEGEND

CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET (UNLESS OTHERWISE NOTED)	⊕	FIRE HYDRANT	
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND	⊗	WATER METER	
1/2" CIRF	1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALF & ASSOC." FOUND	⊕	WATER VALVE	
IRF	IRON ROD FOUND	⊕	TRANSFORMER	
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	⊕	LIGHT POST	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	⊕	SIGN POST	
(CM)	CONTROLLING MONUMENT	⊕	GUY WIRE	
INST. NO.	INSTRUMENT NUMBER	⊕	TELEPHONE PEDESTAL	
VOL., PG.	VOLUME, PAGE	⊕	MAIL BOX	
SQ. FT.	SQUARE FEET	⊕	GAS METER	
F.K.A.	FORMERLY KNOWN AS	⊕	UTILITY VAULT	
TYP.	TYPICAL	⊕	UTILITY POLE	
FND.	FOUND	⊕	HANDICAP PARKING SPACE	
T.P. & L.	TEXAS POWER & LIGHT	⊕	TRAFFIC FLOW INDICATOR	
SWB	SOUTHWESTERN BELL	⊕	OVERHANG CANOPY	
B-B	BACK OF CURB TO BACK OF CURB	⊕	CONCRETE SIDEWALK	
CI	CURB INLET	⊕	REGULAR PARKING SPACE COUNT	
GI	GRATE INLET	⊕	-WW-	WASTEWATER LINE
CO	WASTEWATER CLEANOUT	⊕	-SD-	STORM DRAIN LINE
WMH	WASTEWATER MANHOLE	⊕	-W-	WATER LINE
		⊕	-OHW-	OVERHEAD WIRE
		⊕	-UT-	UNDERGROUND TELEPHONE/COMMUNICATION LINE

- Town of Addison site plan notes:**
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Buildings with an aggregate sum of 500 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 - All signage is subject to Town approval.
 - All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.



SHEET INDEX

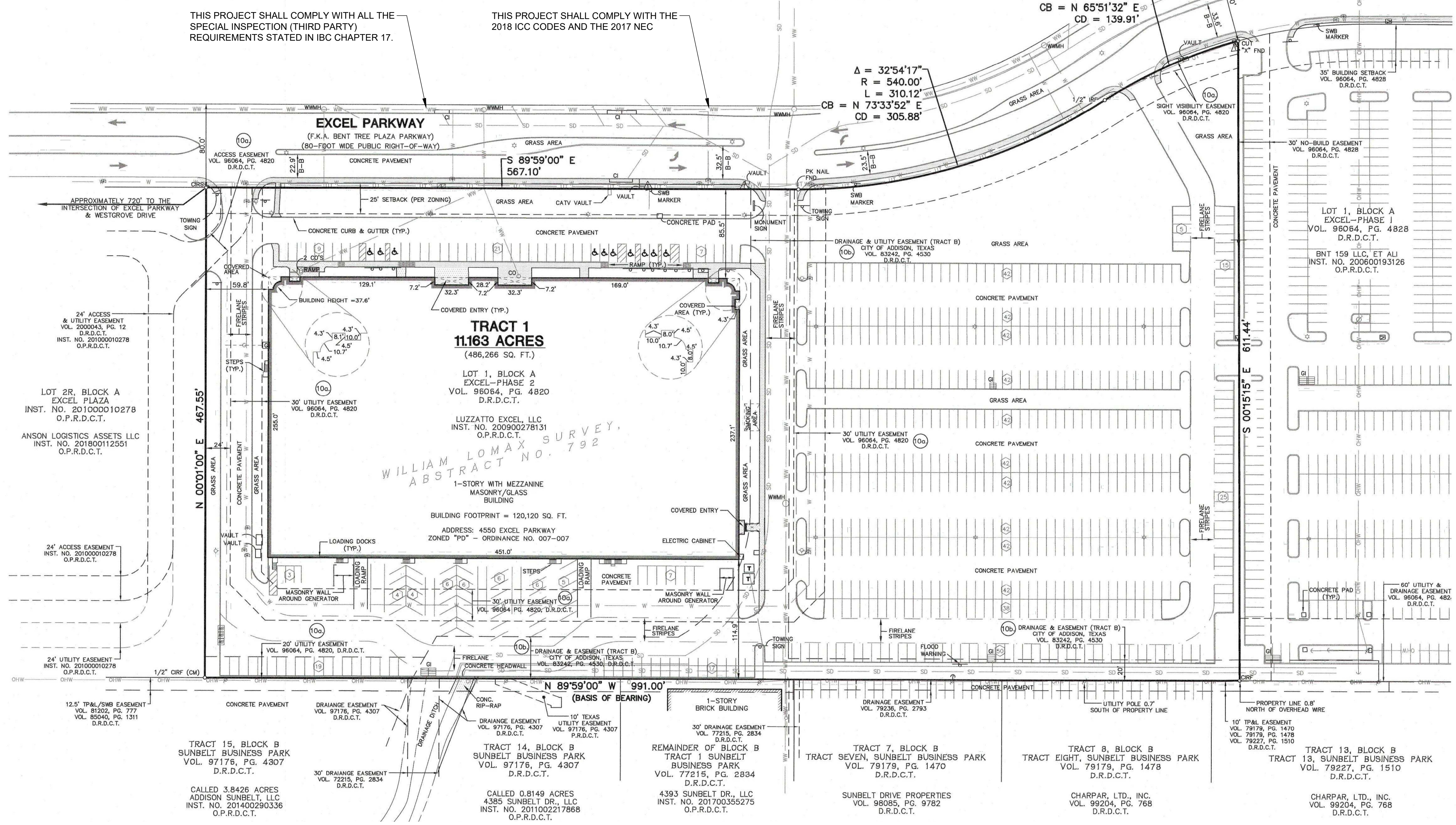
A0.1	COVER SHEET - PROJECT INFORMATION
A0.2	SCALED KEY PLAN
A0.3	GENERAL NOTES
D1.1	DEMOLITION PLAN - NORTH
D1.2	DEMOLITION PLAN - SOUTH
A1.1	SPACE PLAN - NORTH
A1.2	SPACE PLAN - SOUTH

PROJECT SUMMARY

PROJECT NAME:	FIREHAWK
CASE NO.:	1870-Z
ZONING:	PLANNED DEVELOPMENT, ORD. NO. 095-054 AS AMENDED ORD. NOS. 096-006, 007-007, & 018-43
ADDRESS:	4550 EXCEL PARKWAY, SUITE 200 ADDISON, TEXAS 75001
LEGAL DESCRIPTION:	EXCEL 2 BLK A LT 1 ACS 11.163 INT20200076341 DD03162020 CO-DC 0046400A00100 3100046400A
PROPOSED USE:	INTERIOR FINISH-OUT OF EXISTING OFFICE SPACE
USABLE SQUARE FEET:	40,045
RENTABLE SQUARE FEET:	41,524
RULING MUNICIPALITY:	CITY OF ADDISON
BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE
STATE/CITY AMENDMENTS:	ADDISON AMENDMENTS
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE:	2018 INTERNATIONAL PLUMBING CODE
ENERGY CODE:	2018 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2012 TEXAS ACCESSIBILITY STANDARDS
AUTOMATIC SPRINKLER:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OCCUPANCY CLASSIFICATION:	GROUP "B & F-1"
OCCUPANT LOAD:	313
NUMBER OF EXITS REQUIRED:	2
EXIT SEPARATION:	1/3 THE DISTANCE OF THE LONGEST DIAGONAL, MIN
TDLR ARCHITECTURAL BARRIERS	
PROJECT REGISTRATION NO.:	TBD

ADDISON II
4550 EXCEL PARKWAY
ADDISON, TEXAS 75001

LEGAL DESCRIPTION:
EXCEL 2 BLK A LT 1 ACS 11.163
INT20200076341 DD03162020 CO-DC
0046400A00100 3100046400A
CASE NO: 1870-Z



PROJECT CONTACTS

BUILDING OWNER PILLAR COMMERCIAL 900 W. BETHANY DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: MATT BRISKE (972) 437-2444 mbriske@pillarcommercial.com	ZONING COMMENTS	11-10-22
PROJECT MANAGER/DESIGNER INTERPRISE DESIGN 14241 DALLAS PARKWAY, SUITE 260 DALLAS, TX 75254 CONTACT: ELIZABETH HULL (972) 385-3991 ehull@interprisedesign.com	ZONING	10-28-22
ARCHITECT PARMA DESIGN 1712 S. AKARD STREET DALLAS, TEXAS 75215 CONTACT: KEVIN PARMA (281) 838-0188 kevp@parmadesign.com	NO. ISSUED FOR:	DATE:
MEP ENGINEERS SUTTON ELDRIDGE ENGINEERING 5600 TENNYSON PARKWAY, SUITE 240 PLANO, TEXAS 75024 CONTACT: CHRIS SUTTON (214) 763-7300 chris@suttoneldridge.com		
TENANT FIREHAWK 1420 CENTURY DRIVE CARROLLTON, TX 75006 CONTACT: BEN ALLEN (817)491-3382 ben@firehawk-aerospace.com		

ZONING COMMENTS	11-10-22
ZONING	10-28-22
NO. ISSUED FOR:	DATE:

ELIZABETH HULL
TEXAS REGISTERED INTERIOR DESIGNER
TBAE REGISTRATION NO. 10925

NOT FOR PERMITTING OR CONSTRUCTION.

FIREHAWK SUITE 200

SCALE:	AS NOTED
PROJECT NO.:	40869
USF:	40,045
RSF:	41,524
DRAWN BY:	EJH
CHECKED BY:	KLC

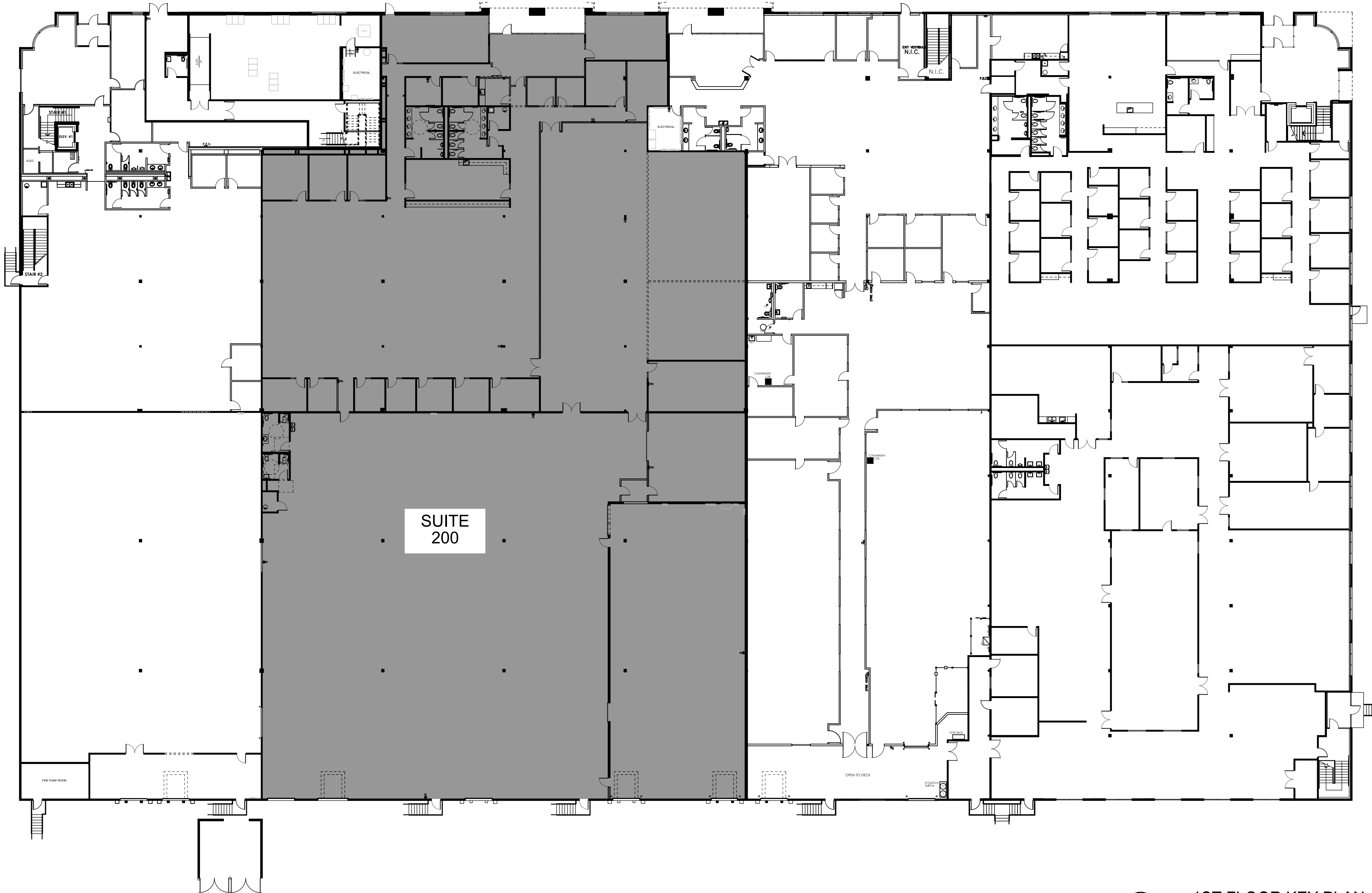
COVER SHEET PROJECT INFORMATION

ADDISON II

4550 EXCEL PARKWAY
ADDISON, TEXAS 75001

LEGAL DESCRIPTION:
EXCEL 2 BLK A LT 1 ACS 11.163
INT202000076341 DD03162020 CO-DC
0046400A00100 3100046400A

CASE NO: 1870-Z



ZONING COMMENTS	11-10-22
ZONING	10-28-22
NO. ISSUED FOR:	DATE:

ELIZABETH HULL
TEXAS REGISTERED INTERIOR DESIGNER
TBAE REGISTRATION NO. 10925

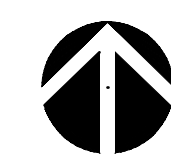
NOT FOR PERMITTING OR CONSTRUCTION.

FIREHAWK SUITE 200

SCALE:	1/16" = 1'-0"
PROJECT NO:	40869
USF:	40,045
RSF:	41,524
DRAWN BY:	EJH
CHECKED BY:	KLC

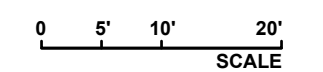
SCALED KEY PLAN

A0.2



1ST FLOOR KEY PLAN

SCALE" 1/16"=1'-0"



ADDISON II
4550 EXCEL PARKWAY
ADDISON, TEXAS 75001

LEGAL DESCRIPTION:
EXCEL 2 BLK A LT 1 ACS 11.163
INT202000076341 DD03162020 CO-DC
0046400A00100 3100046400A

CASE NO: 1870-Z



ZONING COMMENTS 11-10-22
ZONING 10-28-22
NO. ISSUED FOR: DATE:

ELIZABETH HULL
TEXAS REGISTERED INTERIOR DESIGNER
TBAE REGISTRATION NO. 10925

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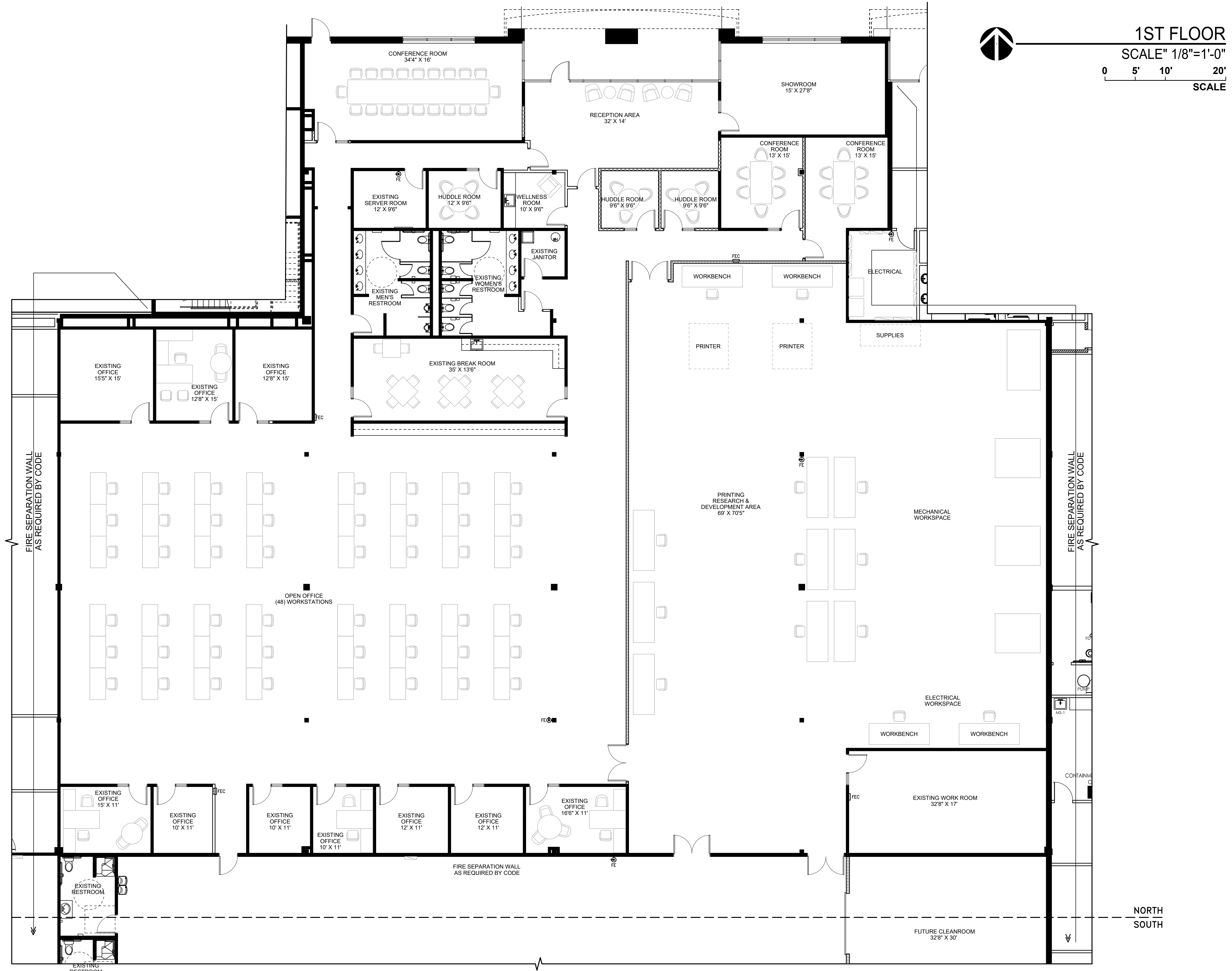
FIREHAWK SUITE 200

SCALE: 1/8" = 1'-0"
PROJECT NO: 40869
USF: 40,045
RSF: 41,524
DRAWN BY: EIH
CHECKED BY: KLC

SPACE PLAN (NORTH)

A1.1

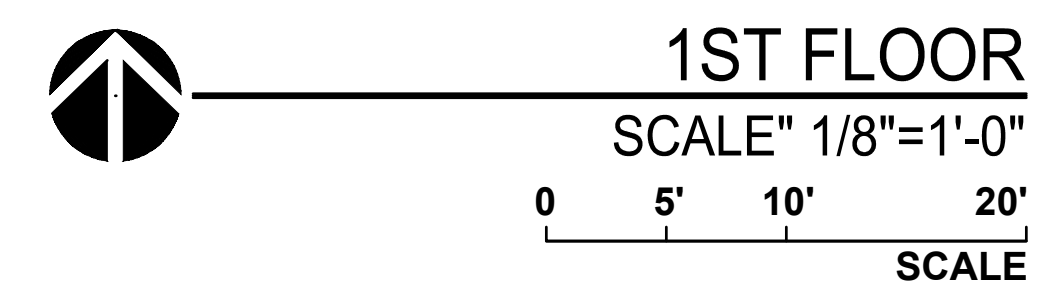
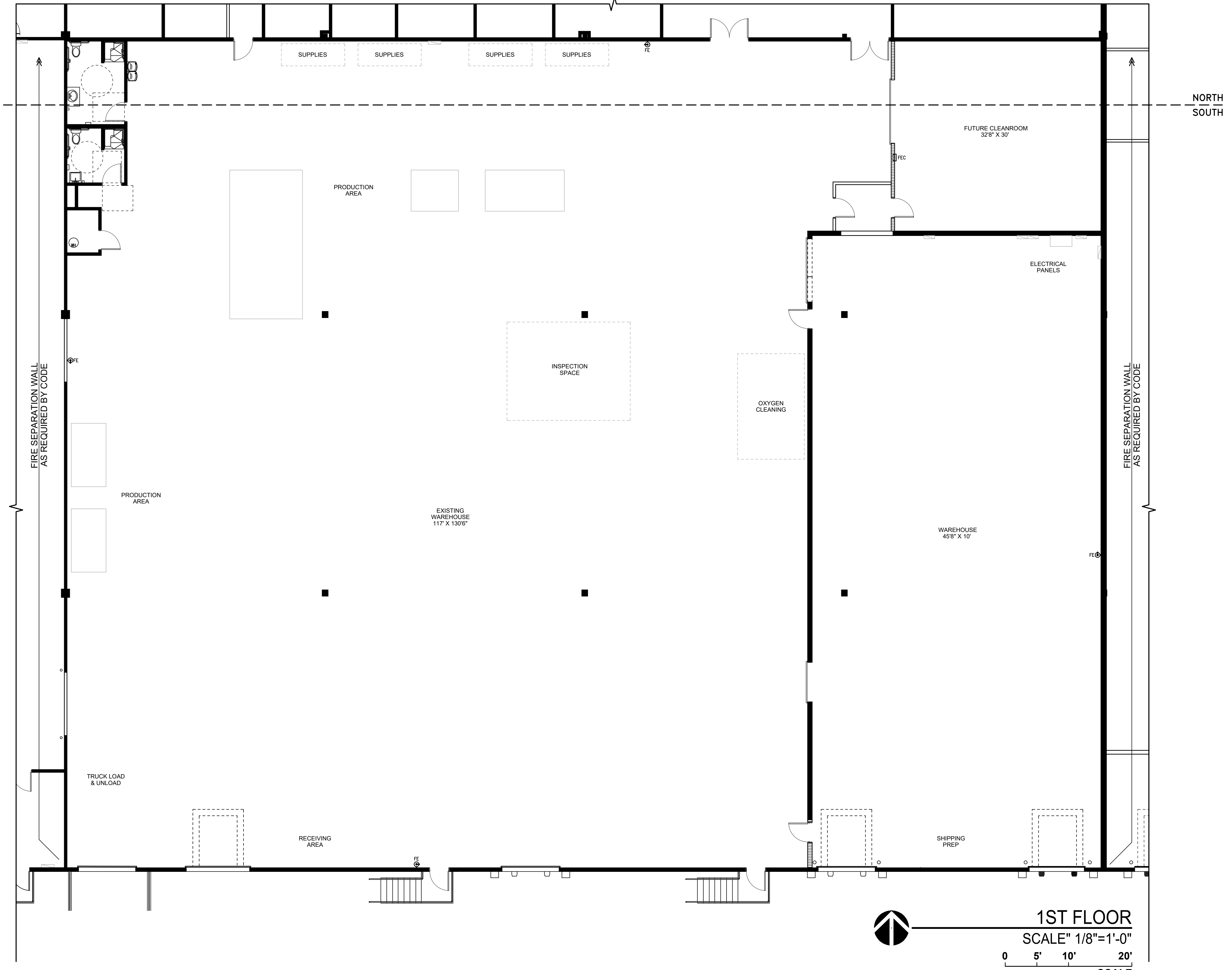
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2022/11/10 1:52 PM By: Elizabeth Hull



ADDISON II
4550 EXCEL PARKWAY
ADDISON, TEXAS 75001

LEGAL DESCRIPTION:
EXCEL 2 BLK A LT 1 ACS 11.163
INT202000076341 DD03162020 CO-DC
0046400A00100 3100046400A

CASE NO: 1870-Z



ZONING COMMENTS	11-10-22
ZONING	10-28-22
NO. ISSUED FOR:	DATE:

ELIZABETH HULL
TEXAS REGISTERED INTERIOR DESIGNER
TBAE REGISTRATION NO. 10925

NOT FOR PERMITTING OR CONSTRUCTION.

FIREHAWK SUITE 200	
SCALE:	1/8" = 1'-0"
PROJECT NO:	40869
USF:	40,045
RSF:	41,524
DRAWN BY:	EJH
CHECKED BY:	KLC

SPACE PLAN (SOUTH)

A2.1

T:\A\Addison II\Projects\01_Firehawk_05-2022\Project Info\ zoning Application\01_Plan Sheet.dwg
2022/11/10 1:52 PM By: Elizabeth Hull

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending the Development Plans for Planned Development (PD) District Ordinance Nos. O12-002 and O20-08 for a 31.608 Acre Property located at 5100 Belt Line Road, to Allow for Modifications to a proposed Retail and Office Building and Associated Site Improvements.** Case 1869-Z/5100 Belt Line Road (VoP Office/Retail Building).

Staff Report:

Staff is requesting to table consideration of this application to the December 14, 2022 Planning and Zoning Commission meeting in order to allow for additional time for the applicant to address plan review feedback from Town staff.

Recommendation:

Staff recommends approval of the request to table consideration of this application to the December 14, 2022 Planning and Zoning Commission meeting.
