



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

TUESDAY, MARCH 21, 2023

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

6:00 P.M. 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, March 21, 2023 at 6 pm. 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 February 21, 2023 Planning and Zoning Commission Meeting.**

Regular Agenda:

2. 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 15175 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance Nos. O92-020 and O92-066, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption. Case 1878-SUP/15175 Quorum Drive (St. Martin's).

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 14975 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance No. O84-100, to allow the Sale of Alcoholic Beverages for On-Premises Consumption. Case 1876-SUP/14975 Quorum Drive (Residence Inn Addison).

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

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 2023-02

1.

Meeting Date: 03/21/2023

Agenda Caption:

Consider Action on the **Minutes from the February 21, 2023 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the February 21, 2023 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the February 21, 2023 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

February 21, 2023
6:00 P.M. - Addison Treehouse
14681 Midway Road, Suite 200

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson;
Commissioner Robert Catalani; Commissioner Diane Chavez; Commissioner Zachary
Faircloth; Commissioner Denise Fansler

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 February 21, 2023
Planning and Zoning Commission Meeting.**

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

Moved by Commissioner Robert Catalani, Seconded by Commissioner
Zachary Faircloth

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

Regular Agenda:

2. Present, Discuss, and Consider Action on a **Preliminary Plat for COG/Beltway Addition, Block A, Lots 1X, 2X, 3-8, 9X, 10X, 11-19, 20X, and 21-36 for a Townhome Development on 1.804 Acres Located South of Beltway Drive and Approximately 190 feet West of Midway Road.** Case PP2023-02/COG/Beltway Addition (4150 Beltway Drive).

Lesley Nyp, Planning and Development Manager, presented the request for approval of a preliminary plat for COG/Beltway Addition, Block A, Lots 1X, 2X, 3-8, 9X, 10X, 11-19, 20X, and 21-36. The subject property is located south of Beltway Drive and approximately 190 feet west of Midway Road. On October 11, 2022, this 1.804-acre site received development plan approval for the Addison Reserve Townhomes, a 31-unit townhome development with public open space and common area lots.

The purpose of this preliminary plat is to show the proposed lots and easements required for the development. This plat provides 31 townhome lots, two common space lots, one public open space lot, and easements for utilities to serve the development. The plat also shows access drives throughout the townhome development, which will also serve as fire lanes for emergency service access. This plat does not propose right-of-way dedication. Additionally, several easements are shown to be abandoned via this plat as they will no longer be necessary for the new development.

Staff recommends approval of the preliminary plat.

Motion: Recommend approval of the preliminary plat, Case PP2023-02/COG/Beltway Addition (4150 Beltway Drive), as presented.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Denise Fansler

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

3. Present, Discuss, and Consider Action on a **Site Plan for 11.30 acres within the Addison Airport Addition, all Located on the Addison Airport, for Six Airport Hangars, Located South and West of the Westernmost Segment of Glenn Curtiss Drive.** Case SP2022-08/4400 Glenn Curtiss Drive (Atlantic Aviation Hangars).

Lesley Nyp, Planning and Development Manager, presented a request for approval of a site plan for 11.30 acres within the Addison Airport Addition, all located on the Addison Airport, for six airport hangars, located at 4400 Glenn Curtiss Drive. The subject property currently includes seven structures and apron pavement. Four of those structures are existing and are proposed to remain without modification, one of the structures is proposed to be renovated, one structure is proposed to be demolished and replaced, and the final structure will be demolished and converted to a vehicle parking lot. All structures proposed to remain and those proposed to be constructed will provide a total building area of 141,956 square feet of office and aircraft hangar space at the Addison Airport. The structures will be used by the Fixed Based Operator (FBO), Atlantic Aviation ADS. The site includes 11.30 acres and is zoned Industrial 3 (I-3). The site is located at the westernmost terminus of Glenn Curtiss Drive.

Staff recommends approval of the site plan.

Motion: Recommend approval of the site plan, Case SP2022-08/4400 Glenn Curtiss Drive (Atlantic Aviation Hangars), as presented.

Moved by Commissioner Diane Chavez, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

4. Present, Discuss, and Consider Action on a **Site Plan for 0.78 acres within the Addison Airport Industrial District Addition, for a Commercial Kitchen, Located on the East Side of Midway Road, Approximately 375 Feet North of Wiley Post Road.** Case SP2022-09/15504 Midway Road (Wingstop Test Kitchen).

Lesley Nyp, Planning and Development Manager, presented a request for approval of a site plan for 0.78 acres within the Addison Airport Industrial District Addition, for a commercial kitchen, located at 15504 Midway Road. The site plan includes the development of a 10,080 square foot structure and associated site improvements on a currently vacant lot. The site will be used by Wingstop as a test kitchen. This subject property is northwest of the existing Wingstop Corporate Office at 15505 Wright Brothers Drive. The site includes 0.78 acres and is zoned Industrial 1 (I-1). The site is located on the east side of Midway Road, between Wiley Post Road and Wright Brothers Drive.

Staff recommends approval of the site plan, with the following condition:

- A fire lane access easement must be provided across the adjacent Wingstop Corporate Office site, at 15505 Wright Brother Drive, from the proposed site access point on the east property line to a public right-of-way, prior to the issuance of a building permit.

Motion: Recommend approval of the site plan, Case

SP2022-09/15504 Midway Road (Wingstop Test Kitchen), with conditions recommended by staff.

Moved by Commissioner Denise Fansler, Seconded by Commissioner Juli Branson

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Diane Chavez, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

5. Present, Discuss, and Consider Action on a **Site Plan for 2.12 acres within the Addison Airport Addition, all Located on the Addison Airport, for an Airport Hangar, Located on the North Side of the Westernmost Segment of Eddie Rickenbacker Drive.** Case SP2022-10/4485 Eddie Rickenbacker Drive (Sky Squared Hangars).

Lesley Nyp, Planning and Development Manager, presented a request for approval of a site plan for 2.12 acres within the Addison Airport Addition, all located on the Addison Airport, for an airport hangar. The site plan includes a 31,004 square foot aircraft hangar with office and lobby area at the Addison Airport. The site is currently vacant and has apron pavement that served a previous hangar on site. The proposed structure will be used by the Sky Squared, LLC. The site includes 2.12 acres and is zoned Industrial 3 (I-3). The site is located on the north side of the westernmost segment of Eddie Rickenbacker Drive.

Staff recommends approval of the site plan.

Discussion:

Vice Chair DeFrancisco expressed concerns with non-airport related uses occupying airport property.

Joel Jenkinson, Airport Director, replied that this hangar would be

used for corporate aircraft.

Motion: Recommend approval of the site plan, Case SP2022-10/4485 Eddie Rickenbacker Drive (Sky Squared Hangars), as presented.

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 Diane Chavez, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

6. Present, Discuss, and Consider Action on a **Site Plan for 6.054 acres within the Addison Airport Addition, all Located on the Addison Airport, for Six Airport Hangars, Located on the North Side of the Westernmost Segment of Claire Chennault Drive.** Case SP2023-01/4505 Claire Chennault Drive (Sky Harbour Hangars).

Lesley Nyp, Planning and Development Manager, presented a request for approval of a site plan for 6.054 acres within the Addison Airport Addition, all located on the Addison Airport, for six airport hangars. On August 16, 2022, the Planning and Zoning Commission approved a site plan for the subject property. As the project advanced through the development process, the applicant identified desired modifications to the approved site plan based upon feedback from clients and market demands. A new application was submitted for consideration with site and building modifications.

The site plan includes for four structures, totaling 118,716 square feet. The structures will be used for six new airplane hangars at the Addison Airport. The site includes 6.054 acres and is zoned Industrial 3 (I-3). A ground lease for the site was approved by City Council on June 28, 2022. The site is located on the north side of the westernmost segment of Claire Chennault Drive.

Staff recommends approval of the site plan.

Motion: Recommend approval of the site plan, Case SP2023-01/4505 Claire Chennault Drive (Sky Harbour Hangars), as presented.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Diane Chavez

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Diane Chavez, Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

7. **Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Adopting a Development Plan for Block C of the Addison Grove Addition, including a Site Plan, Landscape Plan, Facade and Floor Plans for 34 townhomes and one open space lot in an existing Planned Development District (PD), through Ordinance O16-003, on 1.8± acres generally located at the Southeast Corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road.**
Case 1865-Z/Addison Grove, Block C.

Lesley Nyp, Planning and Development Manager, presented a request for approval of a Development Plan for Block C of the Addison Grove Addition for 34 townhomes and one open space lot in an existing Planned Development District (PD), through Ordinance No. O16-003, on 1.8± acres generally located at the Southeast Corner of Oak Street and Runyon Road, approximately 500 feet south of Belt Line Road. The development plans include the site plan and landscape plan for the entirety of Block C, as well as representative building elevations and floor plans for the 34 townhomes units that comprise this block. The plan accommodates eight, four-story buildings, and two, three-story buildings. The architectural character continues the traditional appearance of the Addison Grove

neighborhood, with primarily brick façades. Units range in size from three to four-bedroom units that accommodate 2,154 square feet to 4,588 square feet of floor area.

Staff recommends approval of the Development Plan, with the following conditions:

- A replat and associated air rights easements are approved and filed prior to release of any Block C building permits in order to account for required street and alley name modifications and off-lot building aerial encroachments at alley entryways.
- The public parks situated within Blocks B, C, and D are completed and accepted by the Town prior to the release of any Block C building permits.
- No portion of the existing screening wall fronting towards Beltway Drive may be removed without providing at least two weeks of prior notice to the Town.
- A temporary 8-foot-tall solid wooden construction fence, maintained in good condition by the developer, will be installed in front of Beltway Drive adjacent lots. These lots include those currently under construction within Block B and the Beltway Drive adjacent lots within Blocks C and D where construction has yet to commence. This temporary construction fence will be installed immediately following the removal of any segment of the wall and shall be removed upon substantial completion of the exterior improvements associated with those lots.

Public Hearing:

Applicant Stephen Klimas, Project Manager for Lovett Commercial, 2401 Polk Street, Suite 200, Houston, Texas 77003, provided an update on the construction and phasing timeline for the Addison Grove project.

Applicant Brian East, General Contractor for InTown Homes, 2401 Polk Street, Suite 200, Houston, Texas 77003, addressed questions regarding the construction timeline for the Addison Grove project.

No citizens requested to address the commission.

Motion: Recommend approval of the request for approval of a development plan, Case 1865-Z/Addison Grove, Block C, with conditions recommended by staff.

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

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

8. 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. O22-27 for a 1.47 Acre Property located at 3820 Belt Line Road, to Allow for the Construction of a proposed Bank with a Drive-Through and associated Site Improvements.** Case 1871-Z/3820 Belt Line Road (Frost Bank).

Lesley Nyp, Planning and Development Manager, presented a request for an amendment to the development plans for Planned Development (PD) District, Ordinance No. O22-27 for a 1.47 acre property, located at 3820 Belt Line Road, to allow the construction of

a proposed bank with a drive-through and associated site improvements. The proposal includes demolishing the existing vacant building and construct a two-story, 11,842 square foot bank with a four lane drive-through motor bank. Site improvements will include new pavement and curbing for the parking areas, drive-through, and site access drives, a solid waste enclosure, pedestrian connectivity to the existing sidewalk on Belt Line Road, new landscape to support the site, and four electric vehicle charging stations. The first floor is comprised primarily of the bank lobby, offices, and motor bank facilities. The second floor provides additional offices, training rooms, and employee amenities. The drive-through provides four covered lanes at the rear of the building. The site can be accessed via a cross access easement from Business Avenue to the west and at two points along Commercial Drive to the east. All of the site access points are private driveways that provide connectivity to signalized intersections at Belt Line Road.

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

- Directional signage, as permitted by the Town's Sign Ordinance, shall be provided on site.

Public Hearing: No citizens requested to address the Commission.

Motion: Recommend approval of the request to amend the development plan, Case 1871-Z/3820 Belt Line Road (Frost Bank), with conditions recommended by staff.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Diane Chavez

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

9. 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 15175 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance Nos. O92-020 and O92-066, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1878-SUP/15175 Quorum Drive (St. Martin's).

Lesley Nyp, Planning and Development Manager, stated that the applicant has requested that consideration and action on item 1878-SUP/15175 Quorum Drive be tabled.

Public Hearing: No citizens requested to address the Commission.

Motion: Recommend approval of the request to table Item 9.

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 Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

10. 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 4951 Airport Parkway, Suite #590, that is currently zoned Commerical-1 (C-1), to allow an Educational Institution.** Case 1880-SUP/4951 Airport Parkway, Suite #590 (Careers Institute of America).

Lesley Nyp, Planning and Development Manager, stated that the applicant has requested that consideration and action on item 1880-SUP/4951 Airport Parkway be tabled.

Public Hearing:

Robert Blackford, 5015 Meridian Lane, Apt. 101, stated he is an adjacent resident and member of the HOA Board. He stated he is opposed to the request due to concerns with the additional traffic that may be generated.

Motion: Recommend approval of the request to table Item 10.

Moved by Commissioner Juli Branson, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Denise Fansler

Passed

11. Present, Discuss, and Consider Action on the **2022 Planning and Zoning Commission Annual Report.**

Ken Schmidt, Director of Development Services, presented the 2022 Planning and Zoning Commission Annual Report, including the following goals for 2023:

- Increased emphasis on pedestrian safety and comfort – particularly at crosswalks – in the development review process and in capital improvement planning policy and construction.
- Continued review of the Town’s parking and sign standards to support more efficient parking design/wayfinding, and to require/incentivize the provision of features such as EV charging

stations, ride share zones, bicycle parking, and wayfinding signage.

- Conduct a development tour with the Commission and create a digital inventory of Commission actions.

Discussion:

Commissioner Branson shared feedback that staff should prioritize other means of satisfying parking requirements such as bicycle parking, ride share zones, or EV charging stations. She also mentioned coordinating parking enforcement.

12. Present, Discuss, and Consider Action on the **2023 Planning and Development Work Plan**.

Ken Schmidt, Director of Development Services, presented the 2023 Planning and Zoning Commission Work Plan.

Citizen Comments: At this time citizens will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three minutes. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.

Public Comment: No citizens requested to address the Commission.

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.

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 15175 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance Nos. O92-020 and O92-066, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption. Case 1878-SUP/15175 Quorum Drive (St. Martin's).

Recommendation:

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon issuance of a CO for this restaurant, SUP Ordinance Nos. 094-019 and 010-023, permitting building and site modifications to an existing restaurant with the sale of alcohol for on-premises consumption shall be repealed.

Attachments

1878-SUP Staff Report
1878-SUP Plans



March 21, 2023

STAFF REPORT

RE: 1878-SUP/15175 Quorum Drive (St. Martin's)
LOCATION: 15175 Quorum Drive
REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 12/27/2022)
APPLICANT: Carlos Goyne, GC2, LLC

DISCUSSION:

Background: The subject property is located at 15175 Quorum Drive. The proposed restaurant would occupy a portion of the existing building and a proposed building and patio addition. The site is zoned Planned Development (PD), Ordinance No. 092-020, and as amended by Ordinance No. 092-066. This site also has several Special Use Permits (SUP) to allow the existing restaurant and associated site and building improvements.

St. Martin's is a full-service restaurant specializing in French cuisine. The restaurant operator currently has two other restaurants: Arthur's Steakhouse in Addison and St. Martin's in Dallas. The Addison restaurant would be St. Martin's second location. The proposed operating hours are 5:00 pm – 10:00 pm, seven days a week. The restaurant proposes to include interior and patio seating. St. Martin's would also offer alcohol sales for on-premises consumption.

The PD Ordinance allows restaurants and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, St. Martin's proposes to utilize 1,804 square feet of existing dining space, construct a 1,784 square foot building addition, and construct a 930 square foot covered outdoor patio. The restaurant would occupy a total of 4,547 square feet. The new building addition would replace an existing covered outdoor dining area. The existing restaurant, Arthur's Steakhouse, would occupy the remaining 6,624 square foot of building area on site.

The proposed restaurant will provide seating for 138 individuals. The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating in the dining areas. No interior access is proposed between the two restaurants. The applicant is proposing a solid waste enclosure at the northwest corner of the site to serve the new restaurant.

Parking: This parking lot will be shared between the existing restaurant, Arthur's Steakhouse, and the proposed restaurant, St. Martin's. The proposed building area is 11,171 square feet, requiring 112 parking spaces on site. One space is proposed to be modified to accommodate accessible parking spaces to serve St. Martin's, resulting in 114 spaces provided on site.

Exterior Facades: The proposed building and patio addition will be constructed on the north side of the existing building. It will be constructed to accent the existing building façade. The covered outdoor patio area will be bordered by a wrought iron fence. There are no modifications proposed to the remaining facades of the existing restaurant, Arthur's Steakhouse.

Landscaping and Open Space: The building and patio addition will occupy 1,639 square feet of existing open space. The total site will exceed the minimum 20% open space required by providing approximately 33% open space. The applicant is proposing to add ground cover, shrubs, and potted trees surrounding the new restaurant. The applicant is not proposing to remove any trees with this request.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

St. Martin's will expand the diversity of restaurant options in Addison and the building addition will provide additional investment in an existing restaurant site. The restaurant will also provide an additional outdoor dining opportunity, which is desired within the community.

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon issuance of a CO for this restaurant, SUP Ordinance Nos. 094-019 and 010-023, permitting building and site modifications to an existing restaurant with the sale of alcohol for on-premises consumption shall be repealed.

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 14975 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance No. O84-100, to allow the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1876-SUP/14975 Quorum Drive (Residence Inn Addison).

Recommendation:

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The sale of alcoholic beverages shall be limited to hotel guest for on-premises consumption.
- The sale of alcoholic beverages is limited to the market pantry, located within the hotel lobby as depicted on the floor plan (Exhibit A). Any future expansion as it relates to the sale of alcoholic beverages will require approval of a Special Use Permit (SUP).

Attachments

1876-SUP Staff Report
1876-SUP Letter of Intent
1876-SUP Plans



March 21, 2023

STAFF REPORT

RE: 1876-SUP/14975 Quorum Drive (Residence Inn Addison)

LOCATION: 14975 Quorum Drive

REQUEST: Approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption. (Application Date: 12/14/2022)

APPLICANT: MaKayla Lang, Bluebonnet Consulting

DISCUSSION:

Background: The subject property is located at 14975 Quorum Drive. The existing hotel, Residence Inn by Marriott, has been operating since 1996. The subject property is zoned Planned Development (PD), Ordinance No. 084-100, with Special Use Permit (SUP), Ordinance No. 095-012, to allow a hotel.

Residence Inn by Marriott is a hotel with 150 guest rooms. The hotel offers various guest amenities including a fitness center, outdoor pool, meeting space, and complementary breakfast. There is no restaurant or bar on site. The hotel is requesting an SUP to allow the sale of beer and wine to guest from their market pantry. The market pantry is located within the hotel lobby. This area is has shelving and beverage coolers to display various prepackaged snacks, beverages, and person care items, which can be purchased at the front desk. There is no modification to the existing market pantry area proposed.

The PD Ordinance allows sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, the Residence Inn would utilize the existing market pantry within their lobby. There are no interior or exterior modifications proposed.

Parking: SUP, Ordinance No. 095-012, required 150 parking spaces to serve the hotel. The hotel currently provides 148 spaces on site. Staff suspects this deficit was created by the removal of parking spaces to accommodate relocating and updated the accessible spaces.

Exterior Facades: No modifications are proposed to the existing facades on the subject property.

Landscaping and Open Space: No modifications are proposed to the existing landscaping and open space.

RECOMMENDATION: APPROVAL WITH CONDITIONS

As proposed, the sale of alcoholic beverages will be in a limited capacity for hotel guest only. The Residence Inn hotel operation is unlikely to be altered with this request and will provide an additional convenience for guest.

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The sale of alcoholic beverages shall be limited to hotel guest for on-premises consumption.
- The sale of alcoholic beverages is limited to the market pantry, located within the hotel lobby as depicted on the floor plan (Exhibit A). Any future expansion as it relates to the sale of alcoholic beverages will require approval of a Special Use Permit (SUP).

Letter of Intent

Town of Addison
Planning and Development
16801 Westgrove Drive

RE: Residence Inn Addison, 14975 Quorum Drive, Addison, TX 75254 ("Hotel")

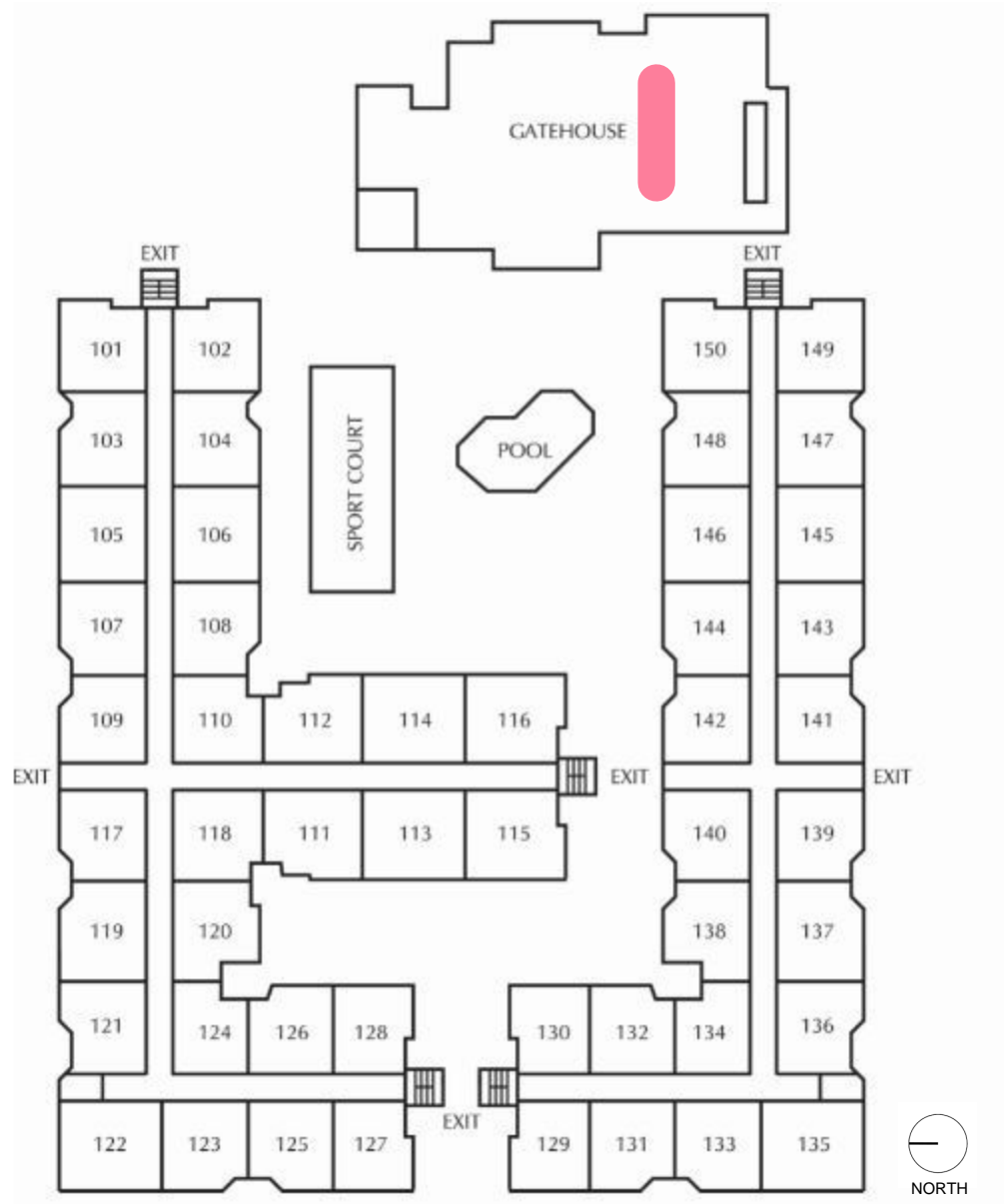
Dear Town of Addison,

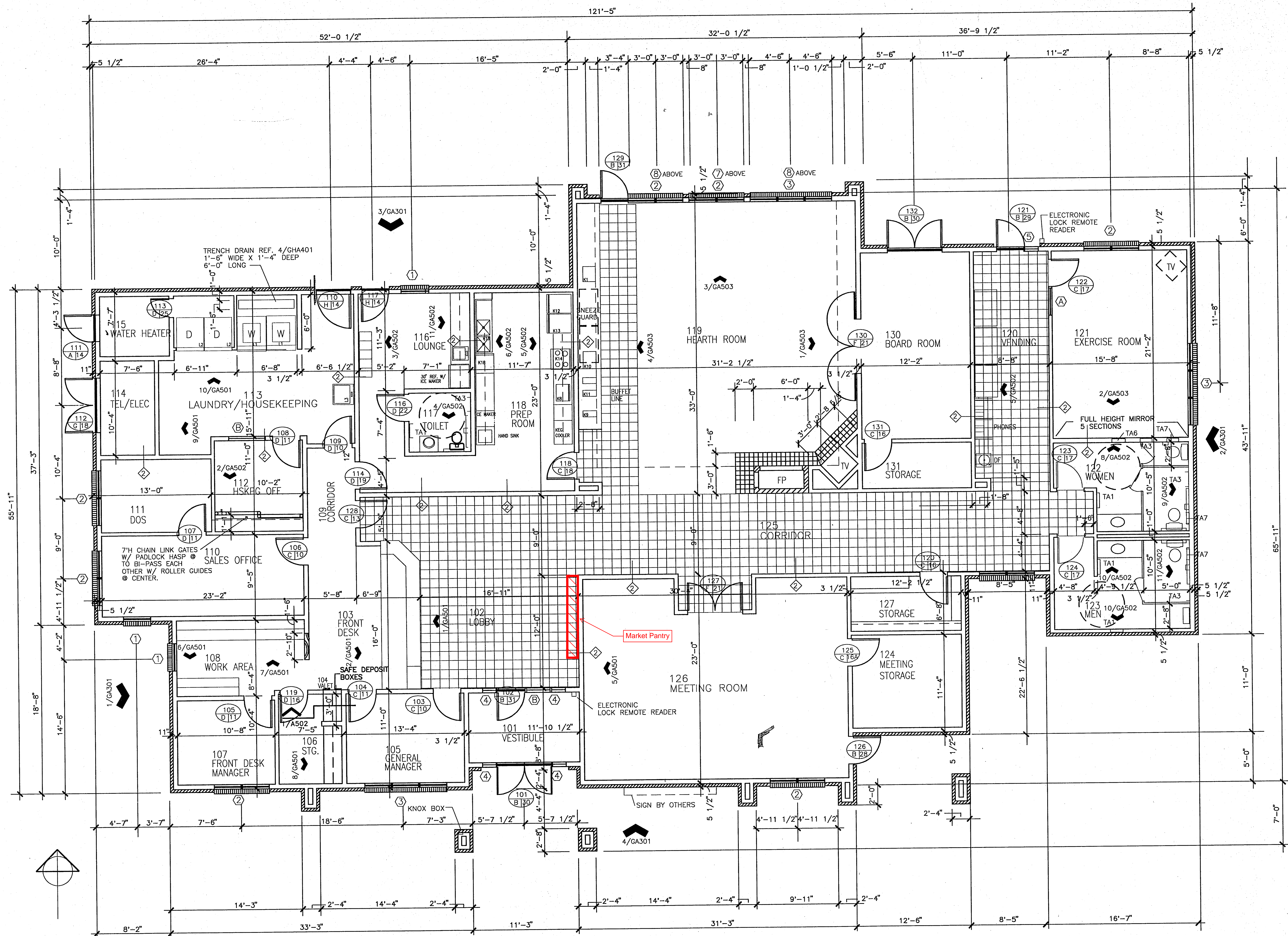
The Hotel would like to be able to sell beer and wine from the market pantry that is located across the front desk. The beer and wine will only be sold from the market pantry. The market pantry is for hotel guests.

If you require further information, please contact our licensing consultant, MaKayla Lang, at mlang@bluebonnetconsulting.com.

Thank you.

Pink Highlight is the market located across from the front desk in direct sight of the desk agents.





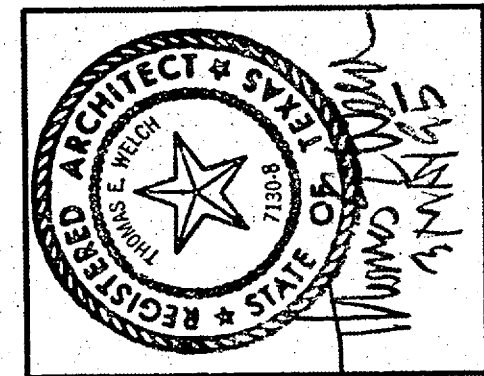
1 FLOOR PLAN

SCALE 1/4" = 1'-0"

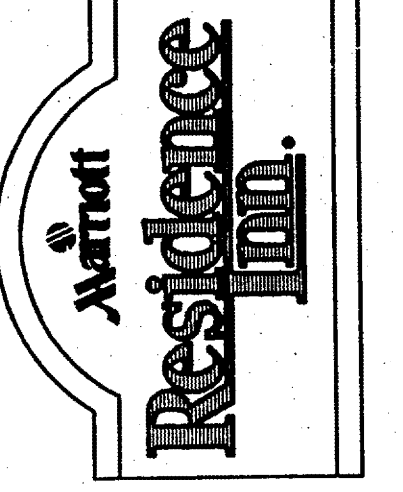
NOTES:

1. ALL WALL TYPES ARE TYPE 1 UNLESS NOTED OTHERWISE.
2. REFER TO SHEET GA601 FOR DOOR AND WINDOW SCHEDULE.
3. REFER TO SHEET GA601 FOR ROOM FINISH SCHEDULE.

DOOR TYPE DOOR NUMBER
 HARDWARE SET



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Revisions

Date Issued 5-3-95
 Project No. 9407
 Sheet Title FLOOR PLAN

Sheet Number
GA201
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