



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

TUESDAY, SEPTEMBER 19, 2023

**ADDISON CONFERENCE CENTER
15650 ADDISON ROAD, ADDISON, TX 75001**

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison Conference Center, 15650 Addison Road, Addison, Texas 75001 on Tuesday, September 19, 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 August 15, 2023 Planning and Zoning Commission Meeting.

Regular Agenda:

2. Present, discuss, and consider action on a Replat for Village on the Parkway, Lot 1R-2, for an office and retail development on 31.608± acres located at the southeast corner of Belt Line Road and Dallas Parkway, addressed as 5100 Belt Line Road. Case R2023-07/VOP Block 900.
3. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4980 Belt Line Road, Suite 200, that is currently zoned Planned Development (PD), through Ordinance No. 001-002, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1888-SUP/4980 Belt Line Road, Suite 200 (The Alley).
4. Hold a public hearing, present, discuss, and consider action on a request to rezone a 1.77± acre property located at 3790 Belt Line Road, from Planned Development (PD) to a new Planned Development (PD) zoning district with a Special Use Permit (SUP), to allow for the construction of a proposed restaurant with dine-in and drive-through facilities, through the approval of development plans. Case 1891-Z/3790 Belt Line Road (Chick-Fil-A).
5. Discuss and Consider Action on the appointment of a Planning and Zoning Commission representative to the Comprehensive Plan Advisory Committee (CPAC).

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

1.

Meeting Date: 09/19/2023

Agenda Caption:

Consider Action on the Minutes from the August 15, 2023 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the August 15, 2023 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the August 15, 2023 Planning & Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

August 15, 2023
6:00 P.M. - Addison Conference Center
15650 Addison Road, Addison, TX 75001

Note: Commissioner Juli Branson participated remotely via video conference.

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

Call Meeting to Order

Chair DeFrancisco called the meeting to order.

Pledge of Allegiance

Chair DeFrancisco led the Pledge of Allegiance

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

1. Consider Action on the Minutes from the July 18, 2023 Planning and Zoning Commission Meeting.

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

Moved by Vice Chair Denise Fansler, Seconded by Commissioner
John Meleky

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

Passed

Regular Agenda:

1. Hold a public hearing, present, discuss, and consider action on a request to rezone 10.1± acres generally located at the southeast corner of Belt Line Road and Surveyor Boulevard, from Planned Development (PD) to the Belt Line District, to allow a mixed use development comprised of multifamily residential and live/work dwelling units (apartment complex), townhomes (single-family unit, attached), restaurant and retail uses, and associated private open space and common areas, through the approval of a concept plan and associated major waiver requests related to block length, 4th floor building façade setback, freestanding restaurant building height, building entry and parking structure design requirements. Case 1877-Z/Trammell Crow Mixed Use.

Ken Schmidt, Director of Development Services, presented the request to rezone 10.1± acres, generally located at the southeast corner of Belt Line Road and Surveyor Boulevard, addressed as 4020, 4050, 4060, and 4062 Belt Line Road and 15000 Surveyor Boulevard, from Planned Development (PD) to the Belt Line District for a mixed use development comprised of multifamily residential and live/work dwelling units (apartment complex), townhomes (single-family unit, attached), restaurant and retail uses, and associated private open space and common areas, through the approval of a concept plan and associated major waiver requests related to block length, 4th floor building façade setback, freestanding restaurant building height, building entry and parking structure design requirements.

The applicant, High Street Residential, a subsidiary of Trammell Crow Company, is a Class A multifamily developer that focuses on the

development of multifamily rental communities in mixed use environments. With this request, the applicant proposes to rezone the property from the Planned Development District to the Belt Line District to support a mixed use development comprised of multifamily residential and live/work dwelling units (apartment complex), townhomes (single-family unit, attached), restaurant and retail uses, and associated private open space and common areas. This request includes consideration of a concept plan and associated major waiver requests related to block length, 4th floor building façade setback, freestanding restaurant building height, building entry and parking structure design requirements.

The proposed development is comprised of a multifamily building accommodating 394 dwelling units, 9 live/work units, 2 commercial tenant spaces comprising 12,000 square feet of floor area, 3 free standing restaurant buildings comprising 7,000 square feet of floor area with patio dining areas oriented on a civic space, 25 fee simple townhomes, a private dog park and open space, public art, a bus shelter, and new trails, enhanced sidewalks/paving, and associated pedestrian amenities.

To accommodate a more prominent (20 feet ceiling height) ground floor frontage for nonresidential uses and live/work units (2 stories), the multifamily building is 5 stories at the Belt Line Road frontage, and quickly transitions to 4 stories, 110 feet south of the front facade. The ground floor includes a 6,500 square foot retail tenant space, a 5,500 square foot restaurant tenant space with dedicated space for outdoor seating/dining, a 13,000 square foot leasing and amenity area, and 9 live/work units. The building includes three interior courtyards comprising 29,000 square feet in floor area, which includes a 16,000 square foot courtyard for the development's pool amenity. An additional 4,400 square foot amenity space and roof top terrace is

provided on the third floor, at the northeast corner of this building.

This building provides 635 off-street parking spaces in an integrated, 6 level parking structure that is fully wrapped and screened by the building facade. 130 parking spaces will be reserved at the ground floor for retail customers and leasing. Three points of access are provided to the parking structure to allow for efficient ingress and egress from the site.

A prominent civic space with three freestanding, single-story restaurant tenant spaces (7,000 square feet) with dedicated space for outdoor seating/dining is provided at the northeast quadrant of the site, adjacent to Runyon Road. This civic area will include specialized paving, landscape, water features, public art, and pedestrian furnishings, to include additional outdoor seating. An area for valet and ride share drop-off is established adjacent to this civic area. To develop, market, and program the project restaurants, retail space, and civic area, the applicant is partnering with Rebees, a Dallas-based retail development firm with expertise in retail in mixed use environments.

Immediately to the south of the multifamily building, the applicant has established lots for 25 fee simple townhomes. These ownership townhome units are three stories in height and front on a private green space. This green space is passively programmed with a pavilion, seating area, public art, landscape, and hardscape. Each townhome unit will have a private courtyard defined by ornamental fencing. The street that the multifamily building and townhome block fronts on will be curbside and have specialized paving to allow for periodic use as a plaza for neighborhood events.

Throughout the development site, the applicant is providing trails,

enhanced sidewalks, and street trees to support a pedestrian-oriented environment. A prominent upgrade to the Belt Line Road frontage is being made to support alignment with the Belt Line Master Plan. This will include a 10 foot trail, a bus shelter, specialized paving, public art, and street trees planted at the street edge planting zone, 30 feet on center. A variable width trail (6 – 10 feet) is accommodated at the Surveyor Boulevard frontage. Substantial preservation of the existing trees at the Surveyor Boulevard frontage is achieved through additional setback of the multifamily building and townhomes. The transition zone with the adjacent housing and hotel to the south and east is achieved through the preservation of existing mature trees and supplementary plantings. A private dog park is provided at the eastern edge of the site for use by residents of this development.

Fire code compliant access drives and privately managed on-street parking spaces are provided throughout the development, with access drive connections to Belt Line Road, Runyon Road, and Surveyor Boulevard. The Surveyor Boulevard access drive will have a channelized median to prohibit southbound turning movements for outbound traffic. Head-in parking is provided at the Belt Line Road frontage to allow convenient access to planned retail and restaurant tenant spaces. At least 30 electric vehicle charging stations will be provided within the development and the entire development will be served by 740 dedicated parking spaces achieved through a combination of structured parking, individual garages, a surface parking lot, and on-street parking within the development's private street network.

Trash and recycling service is provided at the northeast corner of the multifamily building, with several screened trash enclosures provided at this eastern edge of the site to assist with staging for trash collection.

Staff recommends approval of the rezoning request, subject to the conditions identified within the "Approval Conditions" exhibit.

Public Hearing: The following individuals provided input during the public hearing:

Applicant/Application Representatives:

- Joel Behrens, 2100 McKinney Avenue, Suite 800, Dallas, TX 75201
- Kevin Hickman, 2100 McKinney Avenue, Suite 800, Dallas, TX 75201

For:

- Tyler Sommers, 3765 Waterford Drive
- Britton Wells (Acram Group), 5080 Spectrum Drive
- Charles Hunter, 3940 Asbury Lane
- Adriene Wright, 3940 Asbury Lane

On:

- Michael Sauer, 3772 Waterside Court

Against:

- Nancy Wright, 4111 Rive Lane
- David Collins, 14668 Wayside Court
- Lorrie Semler, 14821 Le Grande Drive
- James "Burk" Burkhalter, 3824 Waterford Drive
- Carmen Runte, 3772 Waterside Court
- Margaret Tang, 3888 Ridgelake Court
- Val Collins, 14668 Wayside Court

Motion: Recommend approval of the rezoning request, Case 1877-Z/Trammell Crow Mixed Use, as presented.

Moved by Commissioner Robert Catalani, Seconded by Commissioner Juli Branson

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

NAY: Commissioner Zachary Faircloth

Other: Commissioner Diane Chavez (ABSTAIN)

Passed

2. Present, Discuss, and Consider Action on a Preliminary Plat for the AMLI Treehouse Addition, Block 1, Lots 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37, and 38X for a mixed-use development on 13.6± acres located on the west side of Midway Road, approximately 1,000 feet south of Beltway Drive and Immediately north of the Redding Trail Dog Park. Case PP2023-06/AMLI Treehouse Addition.

Lesley Nyp, Planning and Development Manager, presented the request for approval of a Preliminary Plat for the AMLI Treehouse Addition, Block 1, Lots 1-9, 10X, 11-15, 16X, 17-22, 23X, 24-37, and 38X. On August 9, 2022, this 13.6± acre site received zoning and development plan approval for AMLI Treehouse, a mixed-use project to include for rent multi-family, live/work, and townhome dwelling units, fee-simple townhome units, ground floor retail, restaurant, and office uses, and associated public and private open space and common areas.

The purpose of this preliminary plat is to identify proposed lots and easements required for the development. This plat provides three lots for rental residential products, 30 townhome lots, three common space lots, and one lot to be dedicated to the Town. This plat also shows private streets throughout the development, which will also serve as fire lanes for emergency service access. This plat does not propose right-of-way dedication.

Staff recommends approval of the Preliminary Plat.

Motion: Recommend approval of the Preliminary Plat for Case PP2023-06.

Moved by Commissioner Robert Catalani, Seconded by Commissioner John Meleky

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

Passed

3. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted uses and development plans for Planned Development (PD) Ordinance No. O20-53, for a 0.57± acre property located at 4900 Arapaho Road, to allow multifamily residential use, not to exceed one dwelling unit, within a 5-story commercial building. Case 1890-Z/4900 Arapaho Road (One Addison Place PD Amendment).

Lesley Nyp, Planning and Development Manager, presented the request to amend the permitted uses and development plans for Planned Development (PD) Ordinance No. O20-53 for a 0.57-acre property, located at 4900 Arapaho Road, to allow residential, not to exceed one dwelling unit, within a five-story commercial building.

On November 10, 2020, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-53, based on the Urban Center (UC) district. The property is currently under construction to develop a five-story commercial building.

In 2022 the Town engaged an aviation planning consultant to conduct modeling to determine current noise conditions in the vicinity of Addison Airport. This modeling modified the noise contours, moving the subject property outside of the 65 decibels noise contour line,

which restricts residential uses. PD, Ordinance No. O20-53 prohibited residential uses because it was within the noise contour. This PD amendment request is to allow residential as a permitted use. A maximum of one dwelling unit is proposed on site.

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

- A maximum of one residential unit is permitted on site.
- No residential uses are permitted within the 65 LDN contour as defined by the 2023 Addison Airport noise contours.

Public Hearing: The following individuals provided input during the public hearing.

Property Owner:

- Robert Baumann, 4801 Arapaho Road

Motion: Recommend approval of Planned Development Amendment, Case 1890-Z, as presented.

Moved by Commissioner John Meleky, Seconded by Commissioner Diane Chavez

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

Passed

4. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4021 Belt Line Road, Suite 107, that is currently zoned Planned Development (PD), through Ordinance No. O17-07, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1884-SUP/4021 Belt Line Road, Suite 107 (Luxe).

Lesley Nyp, Planning and Development Manager, presented the request to consider a Special Use Permit (SUP) for a property located at 4021 Belt Line Road, Suite 107, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

Luxe is a full-service restaurant specializing in Mediterranean cuisine. Addison will be the first location for this concept; however, the restaurant operator has experience with other restaurant concepts within the D-FW Metroplex. The applicant proposed operating hours of 12:00 PM – 10:00 PM, Monday through Wednesday, and 12:00 PM to 2:00 AM Thursday through Sunday. The restaurant proposes to include interior seating and will periodically feature live music Thursday through Sunday. Luxe would also offer alcohol sales for on-premises consumption. It is unknown if BYOB will be allowed by the restaurant.

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

- Operating hours shall result in venue closure no later than 12:00 AM, Sunday through Wednesday, and 2:00 AM, Thursday through Saturday.
- The use of speakers, sound system, or other amplified sound and/or live music shall not be audible from the property line.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Public Hearing: The following individuals provided input during the public hearing.

Applicant/Application Representatives:

- Tommy Tran, 4851 LBJ Freeway, 10th Floor, Dallas, TX 75244
- Tony Okelue, 1403 Drexel Way, Atlanta, GA 30344

For:

- Cory McCord, Director of Leasing for Retail Plazas, Inc, 2929 Carlisle Street, Suite 170, Dallas, TX 75204

Against:

- Charles Hunter, 3940 Asbury Lane

Motion: Recommend approval of the Special Use Permit, Case 1884-SUP (Luxe), as presented.

Moved by Commissioner Diane Chavez, Seconded by Commissioner Zachary Faircloth

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

Passed

5. Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. O14-022, for property located at 14960 Landmark Boulevard, that is currently zoned Commercial-1 (C-1), to allow the sale of beer and wine for off-premises consumption. Case 1889-SUP/14960 Landmark Boulevard (Holiday Inn Express & Suites).

Lesley Nyp, Planning and Development Manager, presented the request to consider a Special Use Permit (SUP) for a property located at 14960 Landmark Boulevard, to allow the sale of alcoholic beverages for off-premises consumption in conjunction with an existing hotel, Holiday Inn Express & Suites.

Holiday Inn Express & Suites is a hotel with 97 guest rooms. The hotel offers various guest amenities including a fitness center, outdoor pool, meeting space, business center, and complimentary breakfast. There is no restaurant or bar on site. The hotel is requesting a SUP to allow the sale of beer and wine to guests in within their market pantry.

The market pantry is located within the hotel lobby. This area has shelving and beverage coolers to display various prepackaged snacks, beverages, and person care items, which can be purchased at the front desk. The beer and wine would be stored within a beverage refrigerator located behind the check-in desk. Beer and wine is proposed to be available from 10:00 AM to 8:00 PM and will be locked after hours. There is no modification to the existing market pantry area proposed.

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

- The sale of alcoholic beverages shall be limited to hotel guests.
- The intent of “off-premises consumption” in conjunction with a hotel shall be defined as hotel guests consuming alcoholic beverages within on-site guest rooms for the purpose of this SUP.
- The sale of alcoholic beverages is limited to the market pantry and/or beverage cooler, located within the hotel lobby as depicted on the floor plan. Any future expansion as it relates to the sale of alcoholic beverages will require approval of a Special Use Permit

(SUP).

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

Public Hearing: The following individuals provided input during the public hearing:

Applicant:

- David Callahan, 14960 Landmark Boulevard

Motion: Recommend approval of the Special Use Permit, Case 1889-SUP, as presented.

Moved by Vice Chair Denise Fansler, Seconded by Commissioner John Meleky

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

Passed

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.*

Public Comment: No citizens requested to address the Commission.

Adjourn Meeting

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

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.

Planning & Zoning Commission

2.

Meeting Date: 09/19/2023

Agenda Caption:

Present, discuss, and consider action on a Replat for Village on the Parkway, Lot 1R-2, for an office and retail development on 31.608± acres located at the southeast corner of Belt Line Road and Dallas Parkway, addressed as 5100 Belt Line Road. Case R2023-07/VOP Block 900.

Recommendation:

Administration recommends approval of the 30-day extension request.

Attachments

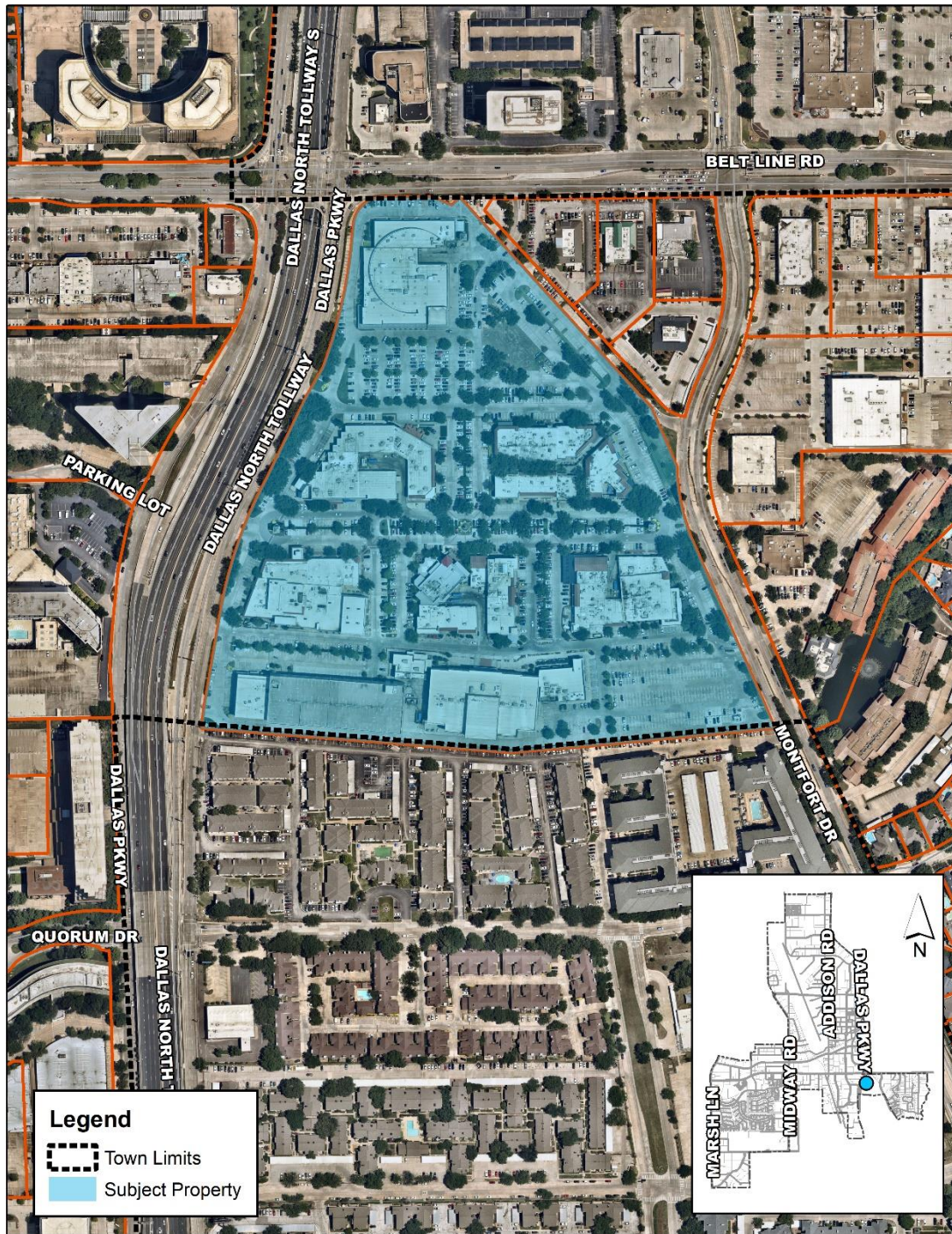
R2023-07 Staff Report

R2023-07 Extension Request Letter

R2023-07

Case R2023-07/VOP Block 900 (5100 Belt Line Road). Present, discuss, and consider action on a replat for Village on the Parkway, Lot 1R-2, for an office and retail development on 31.608± acres located at the southeast corner of Belt Line Road and Dallas Parkway, addressed as 5100 Belt Line Road.

LOCATION MAP





September 19, 2023

STAFF REPORT

RE: Replat for Village on the Parkway

LOCATION: 31.608 acres located at the southeast corner of Belt Line Road and Dallas Parkway

REQUEST: Extension of consideration of a Replat

APPLICANT: Caitlin Bobb, Kimley-Horn on behalf of VOP Partners LLC

DISCUSSION:

Background. The subject property is generally located at the southeast corner of Belt Line Road and Dallas Parkway. The purpose of this replat application is to abandon existing fire lane and utility easements and dedicate a new, relocated fire lane and utility easement to accommodate the construction of a three-story office and retail building and associated site improvements.

In accordance with Chapter 212 of the Local Government Code, the Town is required to take action on this replat within 30 days of application submittal. With technical issues that are still outstanding, this replat cannot be approved by the Town at this time. As such, the applicant is exercising their right to request a 30-day extension to consideration of the replat. This extension will allow the applicant additional time to address the remaining issues.

If this request is approved, final action on this replat would be required at the October Planning and Zoning Commission meeting.

RECOMMENDATION:

Staff recommends approval of the 30-day extension request.



September 11, 2023

Lesley Nyp, AICP, CNU-A
Planning & Development Manager
Town of Addison
16801 Westgrove Drive
P.O. Box 9010
Addison, Texas 75001

RE: *Village on the Parkway Case No. R2023-07 – Replat Submission – 30-Day Extension*

Dear Lesley,

As applicant of the replat for Village on the Parkway, Case No. R2023-07, I hereby request a 30-day extension to allow for additional changes to be made based on the feedback we receive from the Town on the civil plans that are currently under review.

Please contact me at (469) 249-9726 or Caitlin.Bobb@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Caitlin Bobb". The signature is written in a cursive, flowing style.

Caitlin Bobb, P.E.
Kimley-Horn | 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240
Direct: (469) 249-9726 | Main: (972) 770-1300

Planning & Zoning Commission

3.

Meeting Date: 09/19/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4980 Belt Line Road, Suite 200, that is currently zoned Planned Development (PD), through Ordinance No. 001-002, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1888-SUP/4980 Belt Line Road, Suite 200 (The Alley).

Recommendation:

Administration 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.

Attachments

1888-SUP Staff Report

1888-SUP Letter of Intent

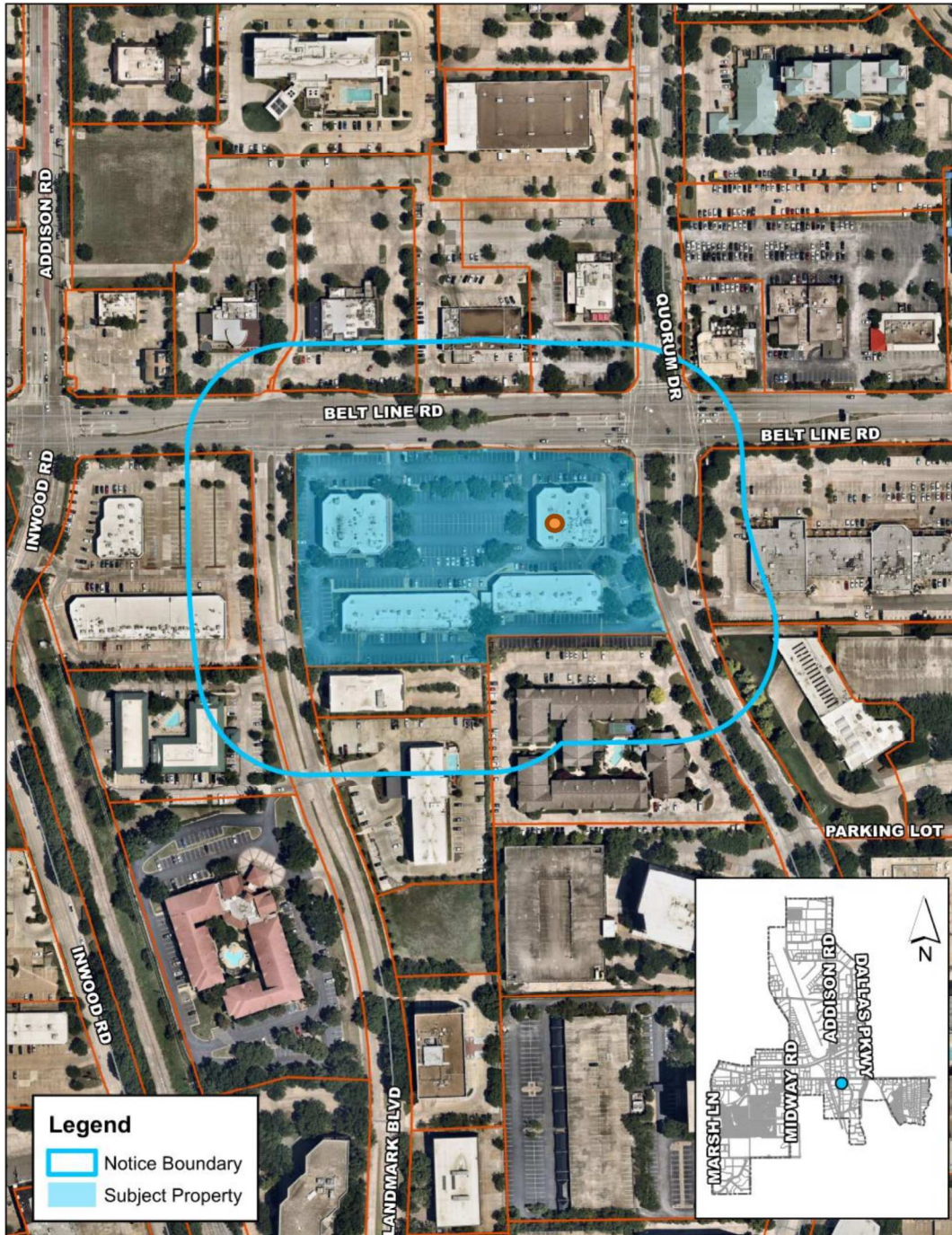
1888-SUP Plans

PD, Ordinance No. 001-002

1888-SUP

PUBLIC HEARING Case 1888-SUP/4980 Belt Line Road, Suite 200 (The Alley). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4980 Belt Line Road, Suite 200, that is currently zoned Planned Development (PD), through Ordinance No. O01-002, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

LOCATION MAP





September 19, 2023

STAFF REPORT

RE: 1888-SUP/4980 Belt Line Road, Suite 200
(The Alley)

LOCATION: 4980 Belt Line Road, Suite 200

REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 06/02/2023)

APPLICANT: Sean Cooper on behalf of Westwood Financial

DISCUSSION:

Background: The subject property is located at 4980 Belt Line Road, Suite 200. The proposed restaurant, The Alley, would occupy a second-floor suite within the existing building that was formerly occupied by Pete’s Dueling Piano Bar. The site is zoned Planned Development (PD), [Ordinance No. 001-002](#). This site also has several Special Use Permits (SUP) to allow the existing restaurants.

The Alley is a full-service restaurant and sports bar that offers a variety of upscale food offerings. Addison will be the first location for this concept; however, the applicant has experience in the restaurant industry, including operating a Wing Zone restaurant in Athens, Georgia. The applicant proposed initial operating hours of 4:00 PM – 2:00 AM, seven days a week, and eventually expanding to offer lunch with hours of 11:00 AM – 2:00 AM. The restaurant proposes to include interior seating and will periodically feature entertainment opportunities, which may include trivia, karaoke, live music, board game nights, and beer/wine tasting events. The Alley would also offer alcohol sales for on-premises consumption. According to the applicant, BYOB will not be allowed. The applicant has made application for a TABC permit.

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, The Alley proposes to utilize a 5,659 square foot suite for a new restaurant. The proposed restaurant will provide seating for 247 individuals. The interior floor plan is comprised of existing kitchen and service areas, two bars, and a stage. Table and bar seating are proposed to be provided within the dining area. The applicant plans to install several televisions and a projector to showcase various sporting events for customers.

Parking: With this request, there are no modifications proposed to the parking. PD, Ordinance No. 001-002, adopted the parking requirements established within the Local Retail (LR) zoning district, with the following modifications:

Use	Parking Ratio
Restaurant	1 space per 160 square feet
Restaurant with designated valet parking	1 space per 100 square feet

The shopping center is occupied by a variety of retail, personal services, and restaurants. The only establishment that utilizes valet parking is The Addison Improv. The Alley is not proposing to offer valet to customers. Based upon the current uses, the shopping center exceeds the required parking by three (3) spaces.

Exterior Facades: With this request, there are no modifications proposed to the exterior facades.

Landscaping and Open Space: With this request, there are no modifications proposed to the landscaping and open space.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The Alley will occupy a currently vacant suite that was formerly used as an entertainment and restaurant venue. Given the subject properties location, interior improvements, and current market demands, it is unlikely that suite will be converted to a different use, such as an office or retail.

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.



Concept Letter of Intent

The Alley is a passageway to good food, entertainment, and assembly. In today's restaurant climate, serving good food just won't do it. In addition, patrons desire a combination of five-star presentation, comfortable atmosphere, entertainment, and exceptional service all reasonably priced or at least worth the experience. With that in mind, between these walls (aka buildings), The Alley is committed to creating those experiences.

Restaurants patrons want to feel good about where they choose to dine. With so many restaurants in DFW, patrons frequent the ones that offer the most comfort and entertainment. Aesthetically, The Alley will impersonate an alley behind or between buildings permitting access to two separate bars currently named Willie's and Frank's Place, a section that represent where the food is prepared called The Kitchen @ The Alley. There will be twenty or so 55-to-65-inch televisions and a projector showcasing daily sports activities while patrons eat and socialize. In addition to serving tasty food, The Alley will confirm this building's second floor as an entertainment destination on Belt Line Rd in Addison, TX. With the Improv offering comedy, The Alley will piggyback and present several popular entertainment options, such as karaoke, trivia, live music, board game nights, sporting events, guest chef, and beer/wine tasting events just to name a few. Ultimately, The Alley's hours of operation will be 11 am to 2 am seven days a week, but initially we will open from 4 pm to 2 am seven days a week to build a demand for lunch.

The owner Sean Cooper currently resides in Grand Prairie, TX, graduate from DeSoto High School in 1993 and attended North Texas University. Mr. Cooper began his entrepreneurship with a newspaper route in middle school. Since then, Mr. Cooper has owned several businesses ranging from a mobile car

wash to a mortgage brokerage. The owner Frank Hallum currently resides in Dallas, TX, graduated from Hillcrest High School in 1984 and attended Prairie View University. Mr. Hallum grew up in the family barbeque restaurant and real estate businesses and began touring the country as an entertainment tour manager in his early twenties. In 2019, we incorporated Future Entrepreneurs Leadership Academy, a nonprofit partnered with the Steve & Marjorie Harvey Foundation for fatherless boys. In 2019, we bought into the Wing Zone Franchise in Athens, GA.

We have a combined 40 years of restaurant, people, and international entertainment experience to support our vision and we are equipped to implement it with a trained structure of policies and procedures we know are successful.

Thank you

Sean and Frank
The Alley

REVISIONS	BY

THE ALLEY RESTAURANT & ENTERTAINMENT

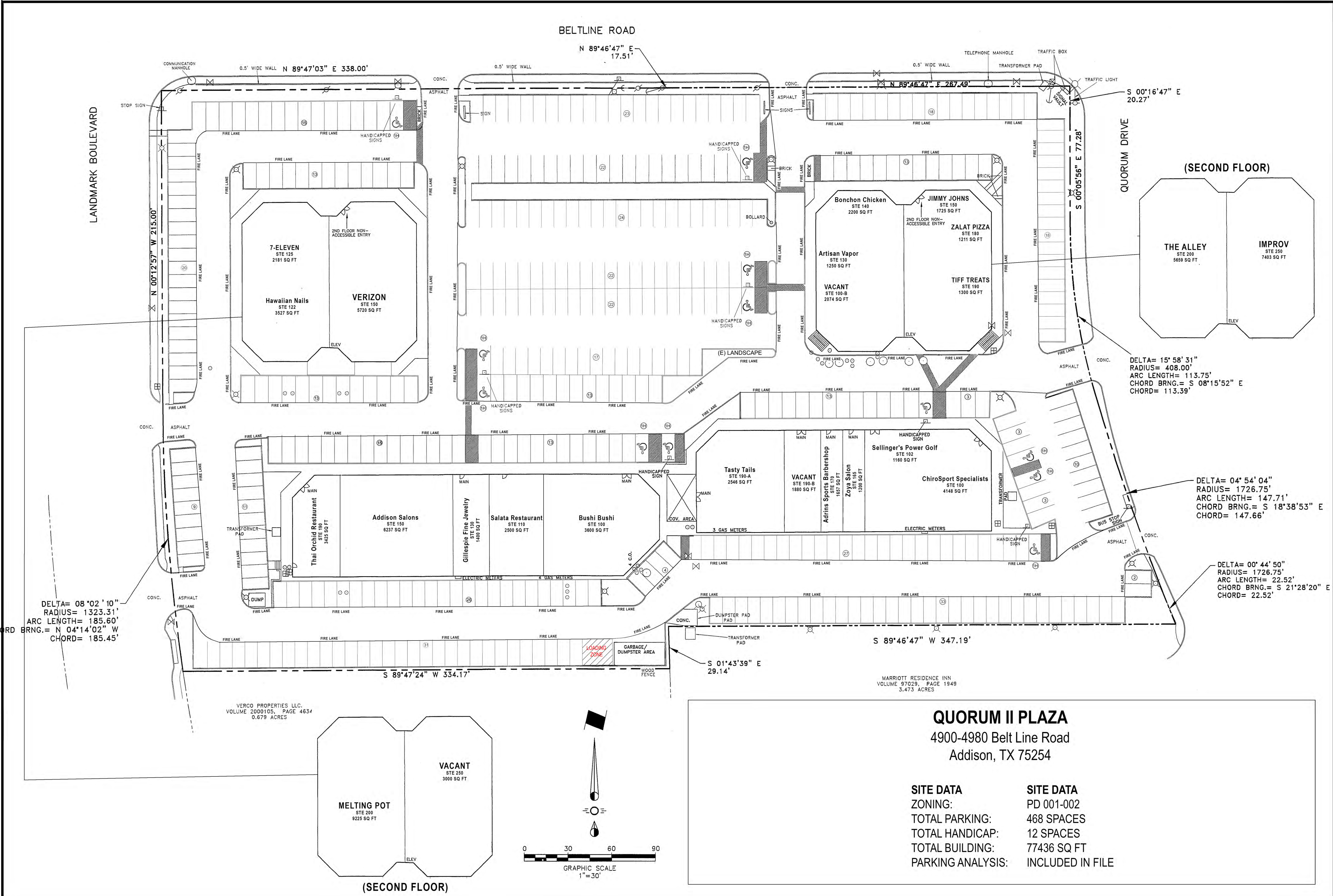
4980 Beltline Rd.
Suite 200
Dallas, Texas 75254

Case No. SUP0070

DATE: 08/22/2023

SHEET

SP1



QUORUM II PLAZA
4900-4980 Belt Line Road
Addison, TX 75254

<p>SITE DATA</p> <p>ZONING: PD 001-002</p> <p>TOTAL PARKING: 468 SPACES</p> <p>TOTAL HANDICAP: 12 SPACES</p> <p>TOTAL BUILDING: 77436 SQ FT</p> <p>PARKING ANALYSIS: INCLUDED IN FILE</p>	<p>SITE DATA</p> <p>PD 001-002</p> <p>468 SPACES</p> <p>12 SPACES</p> <p>77436 SQ FT</p> <p>INCLUDED IN FILE</p>
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VERCO PROPERTIES LLC.
VOLUME 2000105, PAGE 4634
0.679 ACRES

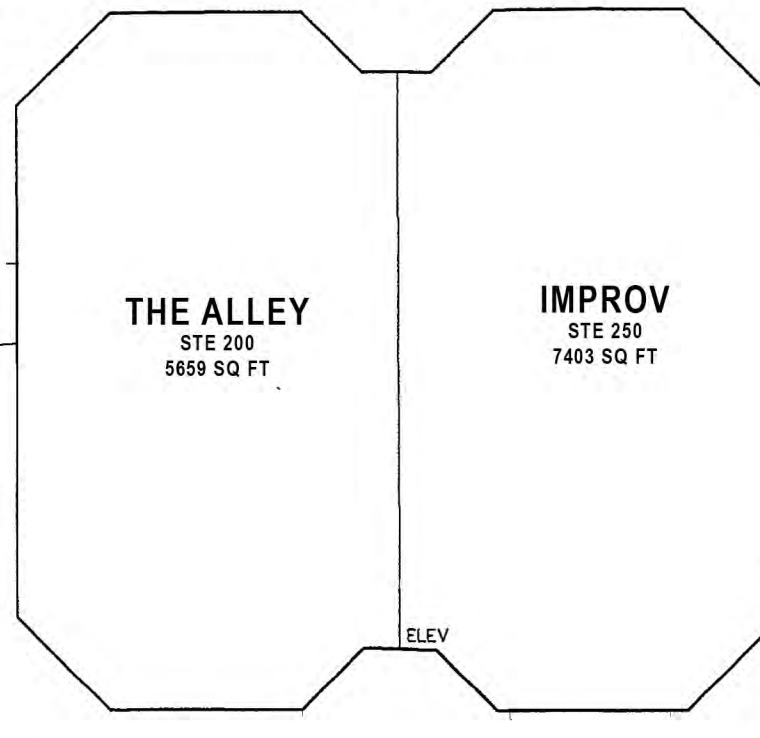
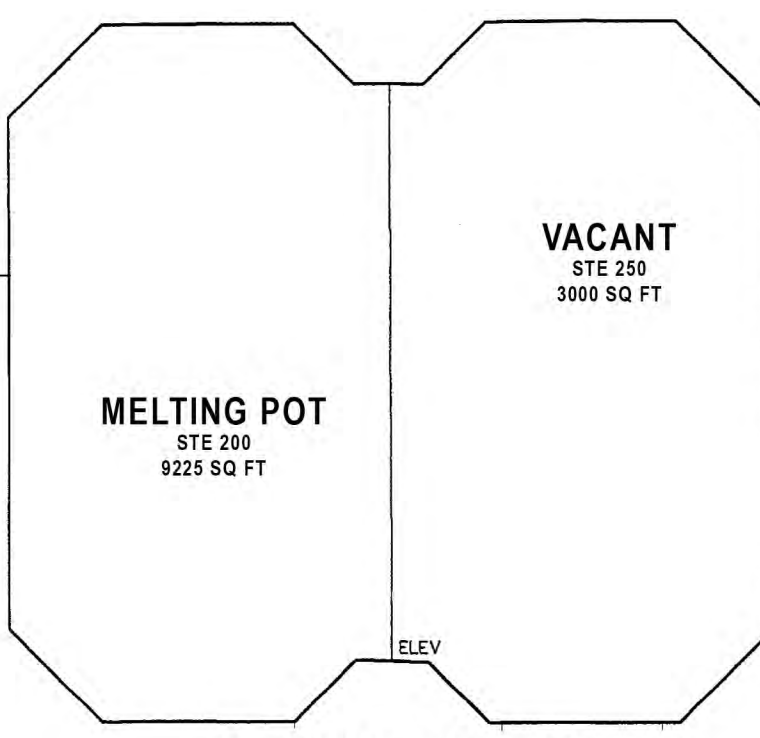
MARRIOTT RESIDENCE INN
VOLUME 97029, PAGE 1949
3.473 ACRES

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ARC LENGTH= 185.60'
CHORD BRNG.= N 04°14'02" W
CHORD= 185.45'

DELTA= 15°58'31"
RADIUS= 408.00'
ARC LENGTH= 113.75'
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CHORD= 113.39'

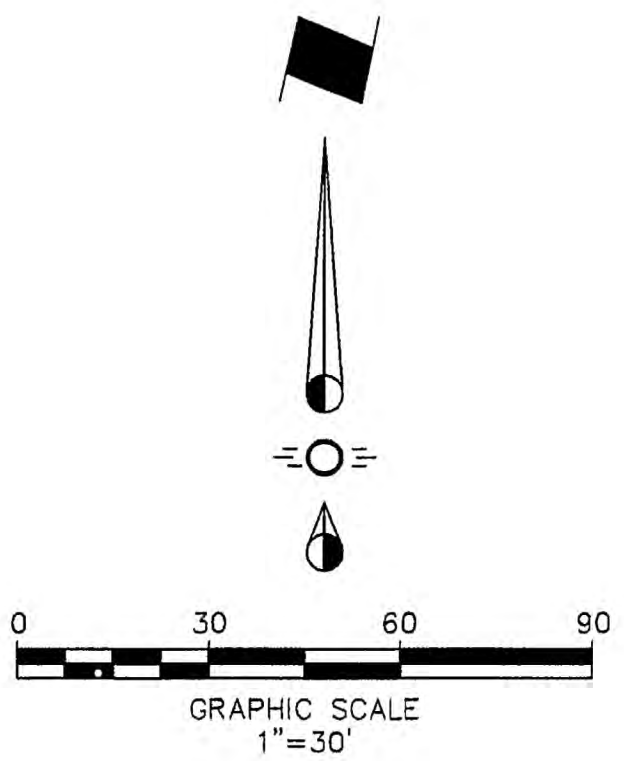
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CHORD= 147.66'

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RADIUS= 1726.75'
ARC LENGTH= 22.52'
CHORD BRNG.= S 21°28'20" E
CHORD= 22.52'



(SECOND FLOOR)

(SECOND FLOOR)



REVISIONS	BY

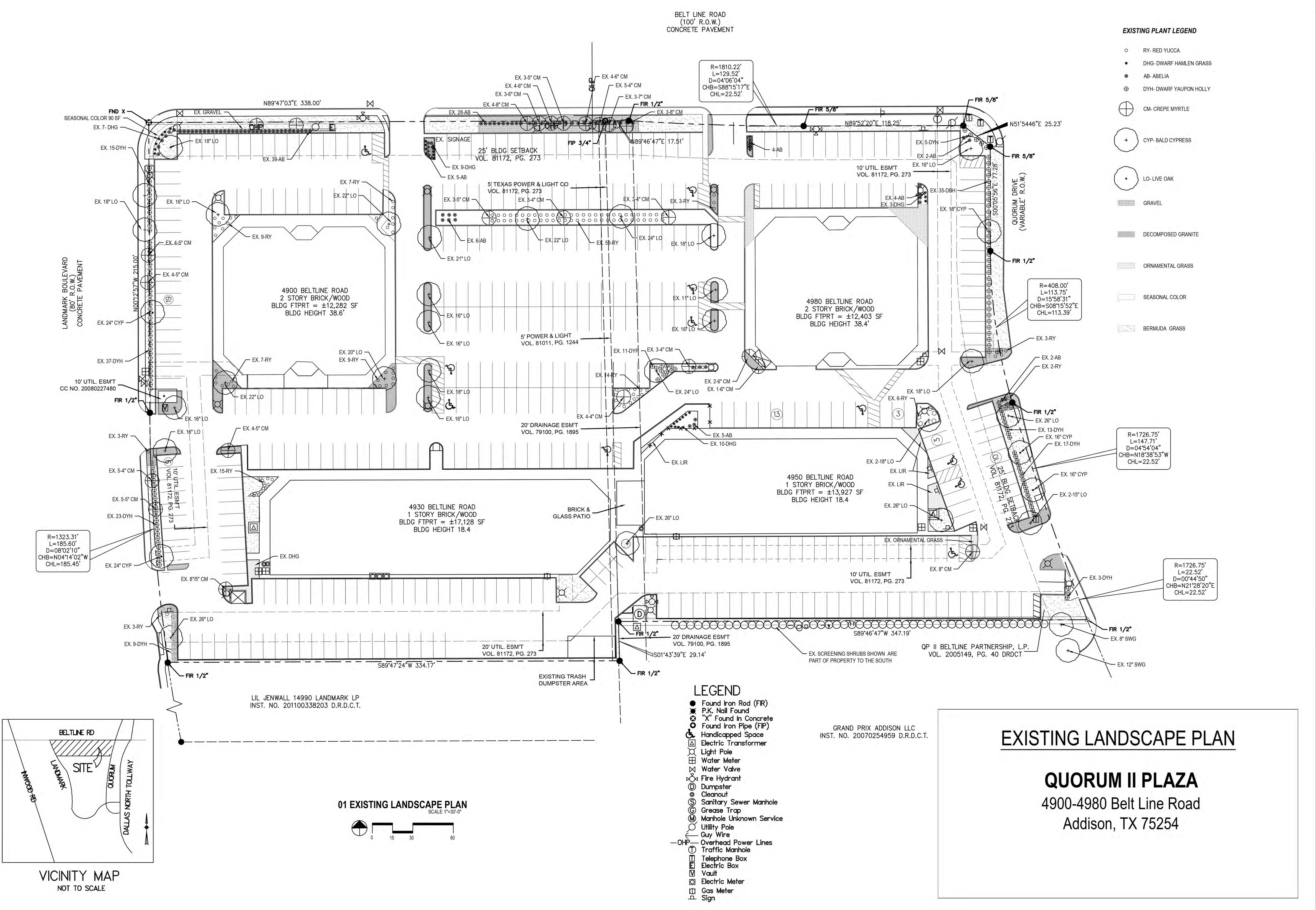
THE ALLEY RESTAURANT & ENTERTAINMENT

4980 Beltline Rd.
Suite 200
Dallas, Texas 75254

Case No. SUP0070

DATE: 08/22/2023

SHEET
LP1



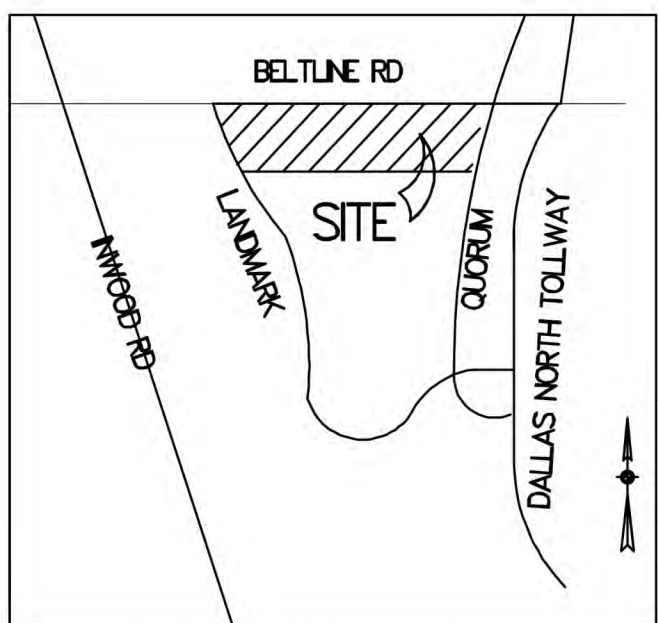
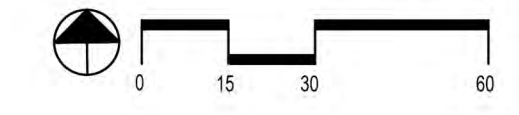
- EXISTING PLANT LEGEND**
- RY- RED YUCCA
 - DHG- DWARF HAMLEN GRASS
 - AB- ABELIA
 - ⊕ DYH- DWARF YAUPON HOLLY
 - ⊕ CM- CREPE MYRTLE
 - ⊕ CYP- BALD CYPRESS
 - ⊕ LO- LIVE OAK
 - ▨ GRAVEL
 - ▨ DECOMPOSED GRANITE
 - ▨ ORNAMENTAL GRASS
 - ▨ SEASONAL COLOR
 - ▨ BERMUDA GRASS

- LEGEND**
- Found Iron Rod (FR)
 - P.X. Nail Found
 - X Found in Concrete
 - Found Iron Pipe (FIP)
 - ♿ Handicapped Space
 - ⊕ Electric Transformer
 - ⊕ Light Pole
 - ⊕ Water Meter
 - ⊕ Water Valve
 - ⊕ Fire Hydrant
 - ⊕ Dumpster
 - ⊕ Cleanout
 - ⊕ Sanitary Sewer Manhole
 - ⊕ Grease Trap
 - ⊕ Manhole Unknown Service
 - ⊕ Utility Pole
 - ⊕ Guy Wire
 - ⊕ Overhead Power Lines
 - ⊕ Traffic Manhole
 - ⊕ Telephone Box
 - ⊕ Electric Box
 - ⊕ Vault
 - ⊕ Electric Meter
 - ⊕ Gas Meter
 - ⊕ Sign

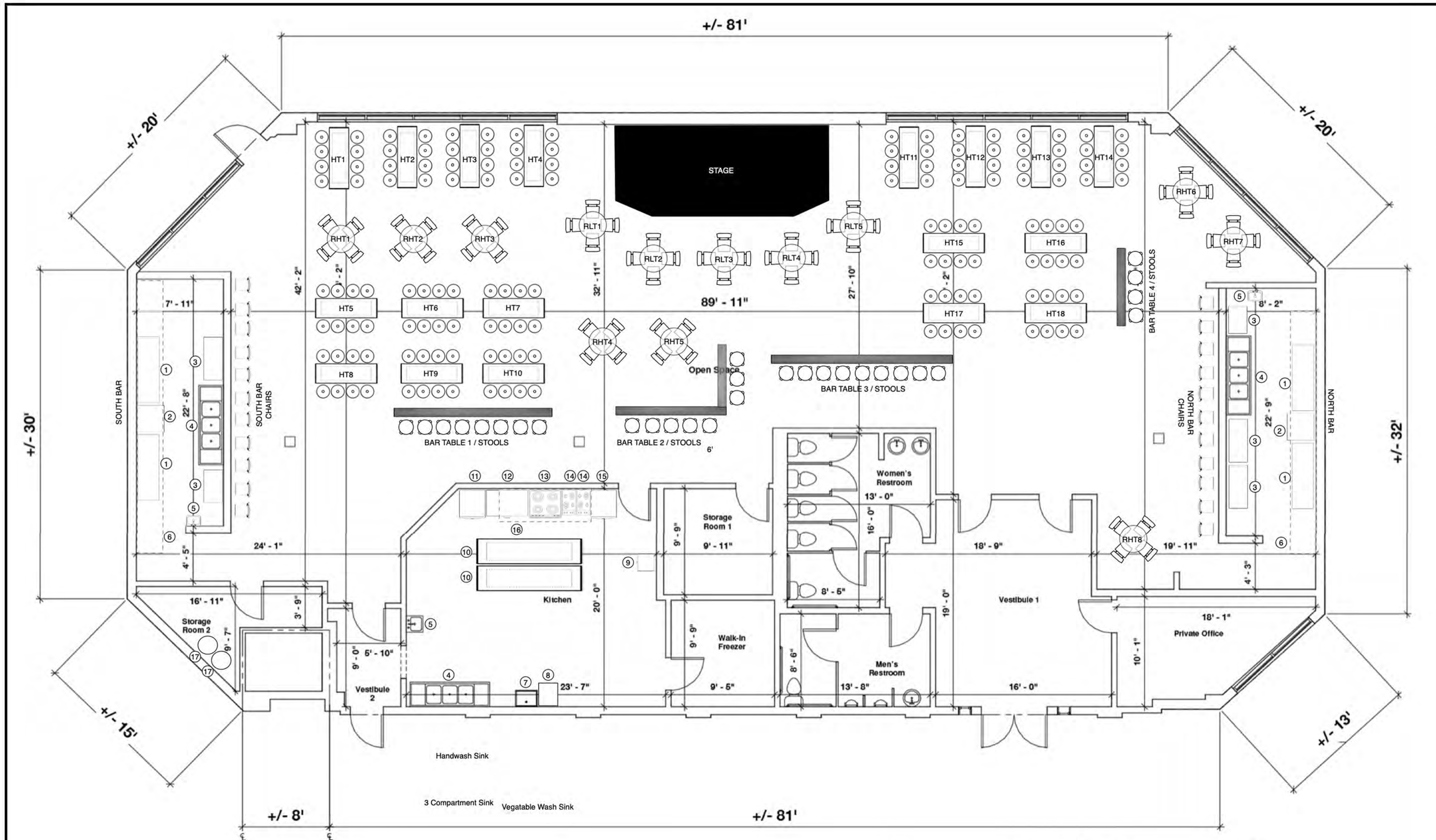
EXISTING LANDSCAPE PLAN

QUORUM II PLAZA
4900-4980 Belt Line Road
Addison, TX 75254

01 EXISTING LANDSCAPE PLAN
SCALE 1"=30'-0"



VICINITY MAP
NOT TO SCALE



TABLES & CHAIRS			
KEY	SIZE	QTY	TYPE
HT / CHAIRS	70.9"L x 23.6"W x 41.3"H	18 / 144	HIGH TABLE & CHAIRS
RHT	30"W x 30"D x 42"H	8 / 32	ROUND HIGH TABLE & CHAIRS
RLT	30"W x 30"D x 30"H	5 / 20	ROUND LOW TABLES & CHAIRS
Bar Table / Stools	10"W x 30"D to 96"D x 42"H	4 / 29	BAR TABLES / STOOLS
South Bar Chairs	17"W x 18"D x 42-1/4"H	11	BAR STOOLS
North Bar Chairs	17"W x 18"D x 42-1/4"H	11	BAR STOOLS

FLOOR PLAN

5659 SQ FT

KITCHEN & BAR EQUIPMENT	
1 Glass Door Back Bar Refrigerator	10 Stainless Steel Table
2 Glass Door Merchandiser Refrigerator	11 Reach-In Freezer
3 Underbar Ice Bin	12 Refrigerated Prep Table
4 Stainless Steel 3 Compartment Sink	13 Range with Standard Oven
5 Hand Wash Sink	14 Electric Floor Fryer
6 Wood Cabinet	15 Reach-In Refrigerator
7 Stainless Steel One Compartment Vegetable Sink	16 Type 1 Commercial Kitchen Hood System (48 X 100)
8 Mop Sink	17 Water Heater
9 Ice Machine	

REVISIONS	BY

THE ALLEY RESTAURANT & ENTERTAINMENT

4980 Beltline Rd.
Suite 200
Dallas, Texas 75254

Case No. SUP0070

DATE: 08/22/2023

SHEET

A1

ORDINANCE NO. 001-002

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM LOCAL RETAIL TO A PLANNED DEVELOPMENT DISTRICT, ON APPLICATION FROM DUNHILL PROPERTIES, LOCATED ON 5.6586 ACRES AT THE SOUTHWEST CORNER OF BELT LINE ROAD AND QUORUM DRIVE, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote the general welfare and safety of this community, now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, be, and the same is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to give the hereinafter described property the zoning district classification, to-wit: Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

BEING all of the Plaza at the Quorum II, an Addition to the City of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 81172, Page 273, Deed Records of Dallas County, Texas, and also being all of a 0.1654 acre tract out of Block 2 of Quorum, an Addition to the City of Addison, Texas, as recorded in Volume 79100, Page 1895, Map Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a P.K. nail found at the intersection of the South Line of Belt Line Road (100' R.O.W.) and the West Line of Quorum Drive (variable R.O.W.);

THENCE S 00 degrees 16'47" E along the West Line of said Quorum Drive a distance of 20.27 feet to an iron rod found for the POINT OF BEGINNING;

THENCE S 00 degrees 05'56" E along said West Line a distance of 77.28 feet to an iron rod found for the beginning of a non-tangent curb to the left having a radius of 408.00 feet, a central angle of 15 degrees 58'29", and a chord bearing and distance of S 08 degrees 15'52" E, 113.39 feet;

THENCE along said curve and West Line a distance of 113.75 feet to an iron rod found for the beginning of a non-tangent curve to the left having a radius of 1,726.75 feet, a central angle of 00 degrees 44'50", and a chord bearing and distance of S 21 degrees 28'20" E, 22.52 feet;

THENCE along said curve to the left and West Line a distance of 22.52 feet to an iron rod set on said West Line, said point being the Southeast corner of said .1654 acre tract, and said iron rod also being the Northeast corner of Marriott Residence Inn tract recorded in Volume 95165, Page 03499, Map Records of Dallas County, Texas;

THENCE S 89 degrees 46'47" W along the North Line of said Marriott tract a distance of 347.19 feet to an iron rod found for corner;

THENCE S 01 degrees 43'39" E along the East Line of said Marriott tract a distance of 29.14 feet to an iron rod found for the Northeast corner of Landmark Investment Corp. Tract recorded in Volume 9311, Page 1370, Map Records, Dallas County, Texas;

THENCE S 89 degrees 47'24" W along the North Line of said Landmark tract a distance of 334.17 feet to an iron rod set on the East Line of Landmark Boulevard

(80' R.O.W.), said iron rod being on a curve to the right having a radius of 1,323.31 feet, a central angle of 08 degrees 02'10", and a chord bearing and distance of N 04 degrees 14'02" W, 185.45 feet;

THENCE along said curve and East Line a distance of 185.60 feet to an iron rod set at the point of tangency on said East Line;

THENCE N 00 degrees 12'57" W along said East Line a distance of 215.00 feet to an iron rod set at the intersection of the East Line of said Landmark Boulevard and the South Line of said Belt Line Road;

THENCE N 89 degree 47'03" E along said South Line a distance of 338.00 feet to a point for corner which bears N 69 degrees 05'53" W a distance of 0.73 feet from an iron rod found for reference;

THENCE N 89 degrees 46'47" E along said South Line a distance of 17.51 feet to an iron rod found on said South Line, said point being the beginning of a non-tangent curve to the left having a radius of 1,810.22 feet, a central angel of 04 degrees 06'03", and a chord bearing and distance of S 88 degrees 15'17" E, 129.54 feet;

THENCE along said curve to the left a distance of 129.57 feet to an iron rod set for corner;

THENCE N 89 degrees 52'20" E a distance of 118.25 feet to an iron rod set for corner;

THENCE S 51 degrees 54'46" E a distance of 25.23 feet to the POINT OF BEGINNING and containing 246,483 square feet, or 5.6585 acres of land more or less.

SECTION 2. The following regulations shall govern the development of all land within this Planned Development District:

1. USE REGULATIONS

In this Planned Development district, no land shall be used and no building shall be used, erected, or converted to any use other than:

Antique Shop
Aquarium
Art Gallery
Auto seat covers, covering
Baker, retail sales only

Bank, office, wholesale sales office or sample room
Barber and beauty shop
Bird and pet shops, retail
Book or stationery store
Camera shop
Candy, cigars and tobaccos, retail sales only
Caterer and wedding service, offices only
Cleaning, dyeing and laundry pick-up station for receiving and delivery
of articles to be cleaned, dyed and laundered, but no actual work to be
done on premises
Cleaning and pressing shops, having an area of not more than 6,000 square
feet
Curtain cleaning shop having an area of not more than 6,000 square feet
Department store, novelty or variety shop, retail sales
Drug store, retail sales
Electrical good, retail sales
Electrical repairing – domestic equipment and autos, retail sales
Exterminating company, retail
Film developing and printing
Fix-it shops, bicycle repairs, saw filing, lawn mower sharpening, retail only, but
without outside storage
Florist, retail sales only
Furniture repairs and upholstering, retail sales only, and where all storage
and display is within the building
Frozen food lockers, retail
Grocery store, retail sales only
Hardware, sporting goods, toys, paints, wallpaper, clothing, retail sales only
Household and office furniture, furnishings and appliances, retail
Ice delivery station
Job printing
Jewelry, optical goods, photographic supplies, retail sales only
Meat market, retail sales only
Mortuary
Office building
Parking lot without public garage or automobile facilities for the parking
of passenger cars and trucks of less than one (1) ton capacity only
Photographers or artists studio
Professional offices for architect, attorney, engineer and real estate
Public garage, parking, no repairs
Piano and musical instruments, retail sales only
Plumbing shop, retail sales only, without warehouse but not storage
for materials for contracting work)
Restaurant, subject to the approval of a Special Use Permit
Retail store or shop for custom work or the making of articles to be sold for
retail on the premises

Seamstress, dressmaker, or tailor
Seed store
Shoe repair shop, retail sales only
Studios, dance, music, drama, health, and reducing
Studio for the display and sale of glass, china, art objects, cloth and draperies
Taxi Stand
Washateria, equipped with automatic washing machines of the type customarily found in the home and where the customers may personally supervise the washing and handling of their laundry
Wearing apparel, including clothing, shoes, hats, millinery and accessories

2. HEIGHT REGULATIONS

No building or structure shall exceed two and one half (2 1/2) stories in height.

3. AREA REGULATIONS

1. Front Yard

The minimum required front yard is twenty-five (25) feet, such distance shall be measured from the property line.

2. Side Yard

On a corner lot, a side yard of twenty-five (25) feet shall be required on the side street.

3. Rear Yard

(A) There is no minimum required rear yard.

4. PARKING REGULATIONS

Off-street parking shall be provided in accordance with Appendix A – Zoning, Article IX, Local Retail District Regulations, Section 5, Parking Regulations, with the following exceptions:

Restaurant:	1 space per 160 square feet
Restaurant with designated valet parking:	1 space per 100 square feet

5. TYPE OF CONSTRUCTION

At least eighty (80) per cent of the exterior walls of all structures shall be of masonry materials. Front and side walls shall be of brick or stone veneer construction.

6. OUTSIDE SALES OR COMMERCIAL PROMOTIONS

- (1) Any outside sales and/or commercial promotions shall be required to obtain a permit.
- (2) The above outside sales and/or commercial promotion may be permitted for a period of 14 days each calendar year with a maximum of two permits per business per year, providing such goods, products or merchandise is displayed on a sidewalk within ten (10) feet of the business building.
- (3) The above outside sales and/or commercial promotion shall be construed to apply to merchandise dispensing units placed adjacent to and outside of a business building.
- (4) The above outside sales and/or commercial promotion shall not be construed to prohibit the display of merchandise normally placed on gasoline pumps and/or gasoline pump islands.
- (5) Outside sales and/or commercial promotions related to existing businesses shall be allowed during Special Events' provided that the sponsors of such sales or promotions obtain a permit from the Planning and Zoning Office at least ten (10) days prior to the event. Such outside sales and commercial promotions may involve the use of tents and the provision of food, alcohol and entertainment if the sponsors comply with the terms of this ordinance set forth in this section.

7. LOADING AND UNLOADING FACILITIES

1. All loading facilities shall be screened in accordance with the provisions of Article XVIII- Landscaping Regulations, Section 7b.

8. OUTSIDE STORAGE

Except for the equipment or materials stored on a construction site and used for a temporary construction project, the long term outside storage of equipment, buildings or other materials, goods and products is prohibited.

9. MECHANICAL EQUIPMENT

All mechanical equipment must be constructed located and screened so as to not interfere with the peace, comfort and repose of the occupants of any adjoining building or residence and not be visible from any public street.

10. REFUSE CONTAINERS

All refuse and refuse containers must be screened from all public rights-of-way. Refuse containers must be placed on a designed, reinforced concrete pad and approach. Screening walls must be of an aesthetic material.

11. LANDSCAPING

All landscaping in this district shall be governed by the standards set forth in Article XII-A, Landscaping Regulations.

SECTION 3. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 4. All paved areas, permanent drives, streets and drainage structure shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or

provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 7. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 8. The importance of this ordinance creates an emergency and an imperative public necessity and the ordinance shall take effect and be in force from and after its adoption.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 9th day of January, 2001



MAYOR

ATTEST:



CITY SECRETARY

CASE NO. 1382-Z

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

Planning & Zoning Commission

4.

Meeting Date: 09/19/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to rezone a 1.77± acre property located at 3790 Belt Line Road, from Planned Development (PD) to a new Planned Development (PD) zoning district with a Special Use Permit (SUP), to allow for the construction of a proposed restaurant with dine-in and drive-through facilities, through the approval of development plans. Case 1891-Z/3790 Belt Line Road (Chick-Fil-A).

Recommendation:

Administration recommends approval of these requests.

Attachments

1891-Z Staff Report

1891-Z Letter of Intent

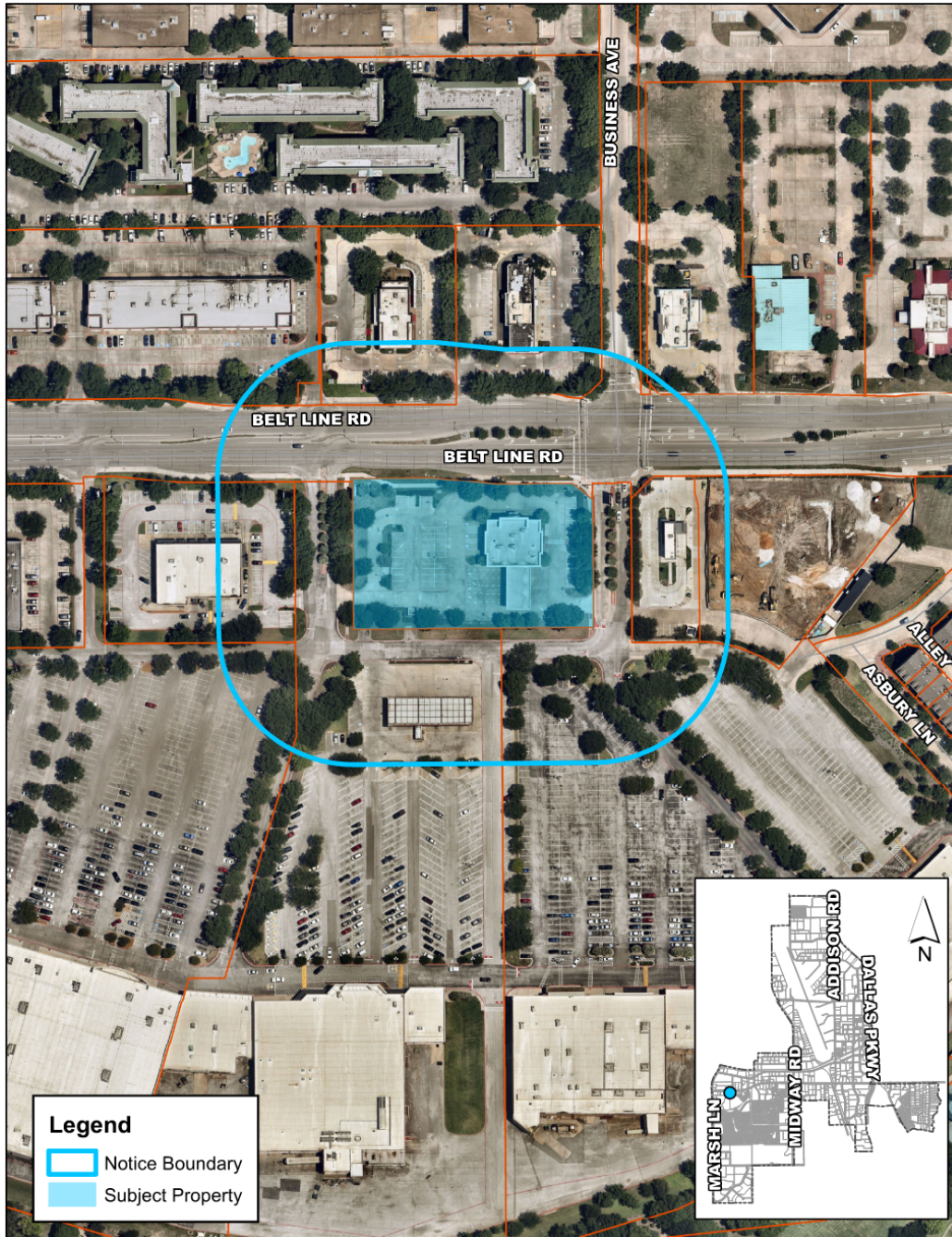
1891-Z Plans

1891-Z Notice Response

1891-Z

PUBLIC HEARING Case 1891-Z/3790 Belt Line Road (Chick-Fil-A). Hold a public hearing, present, discuss, and consider action on a request to rezone a 1.77± acre property located at 3790 Belt Line Road, from Planned Development (PD) to a new Planned Development (PD) zoning district with a Special Use Permit (SUP), to allow for the construction of a proposed restaurant with dine-in and drive-through facilities, through the approval of development plans.

LOCATION MAP





September 19, 2023

STAFF REPORT

RE: 1891-Z/3790 Belt Line Road (Chick-Fil-A)

LOCATION: 3790 Belt Line Road

REQUEST: Rezoning of 1.77 acres from Planned Development (PD) to a new Planned Development (PD) Zoning District and approval of a Special Use Permit (SUP) to allow for a new restaurant with drive-through facilities and associated site improvements. (Application Date: 07/20/2023)

APPLICANT: Priya Acharya, Wier & Associates, Inc. on behalf of Chick-Fil-A

DISCUSSION:

Background: This request is specific to the 1.77-acre property located at 3790 Belt Line Road. The property is currently occupied by a vacant building and associated site improvements, formerly known as Capital One Bank. The site is zoned Planned Development (PD), Ordinance No. 091-068, as amended by Ordinance Nos. 092-048, 093-018, 004-030, and 006-016. The applicant, Chick-Fil-A, proposed to rezone the subject property to a new Planned Development (PD) zoning district (with modified Local Retail (LR) district standards) and a Special Use Permit (SUP) with the adoption of development plans to allow a restaurant with drive-through facilities.

Chick-Fil-A is a fast-food restaurant that was founded in 1967. Chick-Fil-A has had a location in Addison since 1994 at 3781 Belt Line Road, which is across the street from the subject property. The restaurant has expressed interest in expanding their restaurant and drive-through facilities, however, limitations at their existing site made that unfeasible. This request will allow a significant increase in drive-through stacking, covered ordering and pick-up areas, and an outdoor patio space. The applicant proposes to cease operations at the existing location (3781 Belt Line Road) with approval and development of this request.

The zoning ordinance allows restaurants with drive-thru facilities through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, Chick-Fil-A proposed to demolish the existing building and site improvements and construct a new restaurant with a two-lane drive-through. The development plan includes a one-story 4,927 square foot structure, which will include dine-in seating, a 425 square foot outdoor patio, and two canopy structures to support the two-lane drive-through. Site improvements will include new pavement and curbing for the proposed parking areas, drive-thru,

site access drives, and pedestrian connectivity to the existing sidewalk along Belt Line Road. Additional site improvements will include a solid waste enclosure and site landscaping.

The floor plan of the restaurant indicates most of the building to be dedicated to kitchen and service restroom areas. The dine-in area will include 1,148 square feet with table and booth seating for 68 customers. The outdoor patio will be 425 square feet and will provide seating for 12 customers.

Parking: The off-street parking requirement for a restaurant is 1 space for each 70 square feet of floor area. The development plan identifies 77 parking spaces to serve the 5,352 square foot restaurant and patio space, which meets the requirement. The site will also provide 4 accessible parking spaces. The site will maintain the existing access from Business Avenue and a cross access easement along the west property line. The applicant does not propose additional driveway connections to this site.

Traffic Generation: Given that Chick-Fil-A restaurants often generate a significant amount of activity, the Town required the applicant to complete a Traffic Impact Analysis (TIA) to determine what effect the proposed development would have on the existing roadway network.

TIAs are based on traffic engineering standards and best practices. It is common practice to utilize traffic data assumptions published by the Institute of Transportation Engineers (ITE), which combines multiple studies of actual traffic counts from different uses to establish the average number of one-way trips that similar uses can be expected to generate in a day, as well as in the AM peak hour, midday peak hour, and PM peak hour. In this instance, the Town recommended using actual traffic counts from an existing Chick-Fil-A of similar size and configuration to the proposal to complete the TIA to reflect anticipated conditions more accurately. Based upon that information, the following trip generation is anticipated with the proposed development:

Use	Size	Average Weekday Daily Trips	AM Peak Hour Trips	Midday Peak Hour Trips	PM Peak Hour Trips
Chick-Fil-A Restaurant with 2-Lane Drive-Thru	4,927 SF	4,118	252	524	278

An increase in site traffic is anticipated due to the current vacancy and underutilization of the subject property, however, the TIA determined that the current roadway network has sufficient capacity to serve the restaurant. The analysis recommended minimal traffic mitigation measures, including slight modification to timing of the existing traffic signal during peak hours at the Belt Line Road and Business Avenue intersection. With this project replacing an existing Chick-Fil-A directly across Belt Line Road, the projected net increase in traffic includes 248 daily trips, 2, am peak hour trips, 137, midday peak hour trips, and 80, pm peak hour trips.

The analysis was conducted by Lee Engineering, a Dallas-based traffic engineering firm. The analysis was reviewed by Town staff and traffic engineers at Kimley-Horn and Associates. Kimley-Horn’s traffic engineering group provides traffic engineering and transportation planning services to the Town, which includes development of the Town’s Master Transportation Plan. Based on their review, Kimley-Horn determined that the applicant’s traffic impact assessment was accurate.

Exterior Facades: The proposed facades are comprised primarily of brick veneer and the canopy structures will be constructed with steel and aluminum. The façade consists of neutral colors with black accents. The primary entrance of the restaurant will be on the west façade, with a secondary access on the north façade. The building proposes to reach a maximum height of approximately 21 feet and the canopy structures will be 9 feet 8 inches tall.

All mechanical equipment will be screened from the public rights-of-way. The proposed solid waste enclosure will be positioned at the southeast corner of the site and constructed to match the building façade.

Landscaping and Open Space: Chick-Fil-A has met or exceeded Town requirements for the provision of minimum landscape area, landscape buffer, tree plantings, and parking lot interior landscaping. With the redevelopment of the site, 259 caliper inches are proposed to be removed. Tree mitigation includes 170 caliper inches provided on site with new plantings. The remaining 89 caliper inches are proposed to be mitigated by payment into the tree mitigation fund at \$192 per caliper inch, resulting in a total fee of \$17,088.

Public Outreach: Due to this site being situated in the vicinity of the Asbury Circle neighborhood, the applicant offered to conduct a neighborhood meeting with members of the Asbury Circle HOA. The Asbury Circle HOA made the determination that the meeting was not necessary as they felt that the impact would be minimal to their neighborhood.

RECOMMENDATION: **APPROVAL**

The proposed rezoning will facilitate the redevelopment of a vacant and underutilized property. The existing building has remained vacant for several years and has become a source of code violations for the Town. Redevelopment and occupancy of the site is likely to eliminate many of those violations. Additionally, the subject property will allow Chick-Fil-A to construct a site that will more adequately accommodate their needs, specifically increased drive through stacking capacity.

Staff recommends approval of the request.

Chick-fil-A Addison 05521 – 3790 Belt Line Road
Letter of Intent

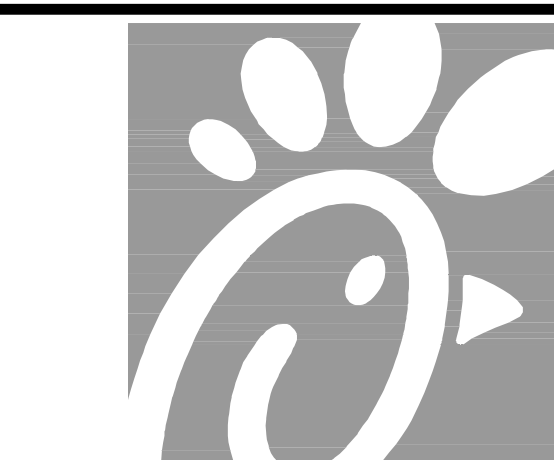
On behalf of Chick-fil-A, Inc., please find included a Zoning Request submittal package for a proposed Chick-fil-A quick service restaurant with a drive-through window. The subject property is located at 3790 Belt Line Road in Addison, TX. The lot is platted as Lot 2, Block D, Addison Town Center and is 1.769 acres.

The proposed use is a fast-food restaurant with drive-through service. The building is proposed to be a one-story building with a gross floor area of approximately 4,927 sf. Based on the approximate gross floor area and patio area, we calculate that 77 parking stalls are required. The concept plan proposes 77 on-site surface parking stalls with 2 drive-thru lanes.

The site is currently a vacant financial institution building with a parking lot. The existing site currently has drainage infrastructure and utility extensions to serve the proposed site and building; we are modifying some of the private infrastructure to accommodate the proposed development. The proposed building is expected to maintain the existing drainage patterns and utilize the existing utilities onsite.

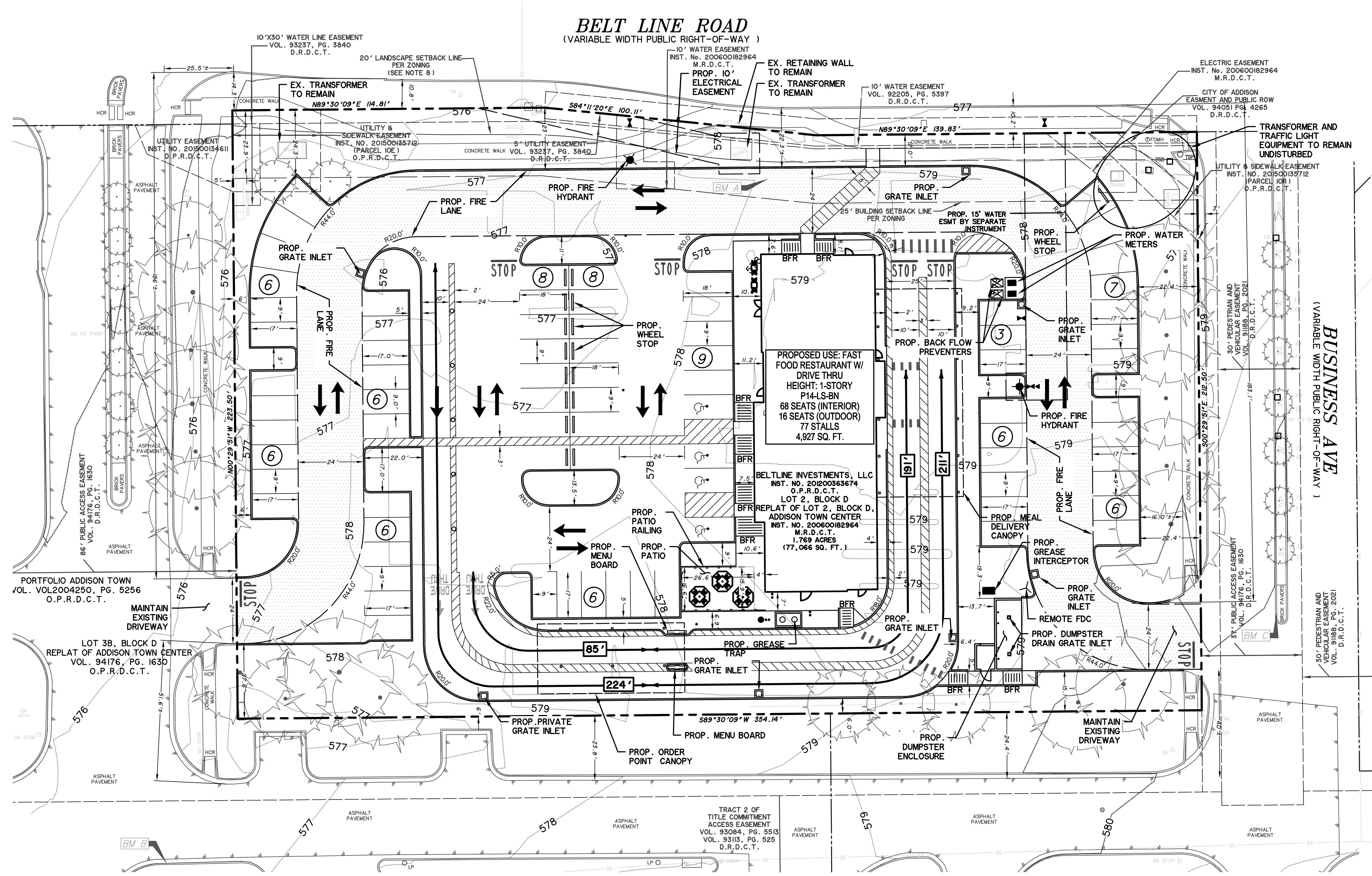
The site is currently zoned as a Planned Development (PD) with Local Retail (LR) base zoning and is proposed to be rezoned to a new Planned Development with Local Retail base zoning. Although the 1.769-acre subject lot is located within the Addison Town Center shopping center, it is an independent parcel with an access agreement with the center.

The existing on-site building is proposed to be demolished. No additional driveways are proposed to Belt Line Road.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



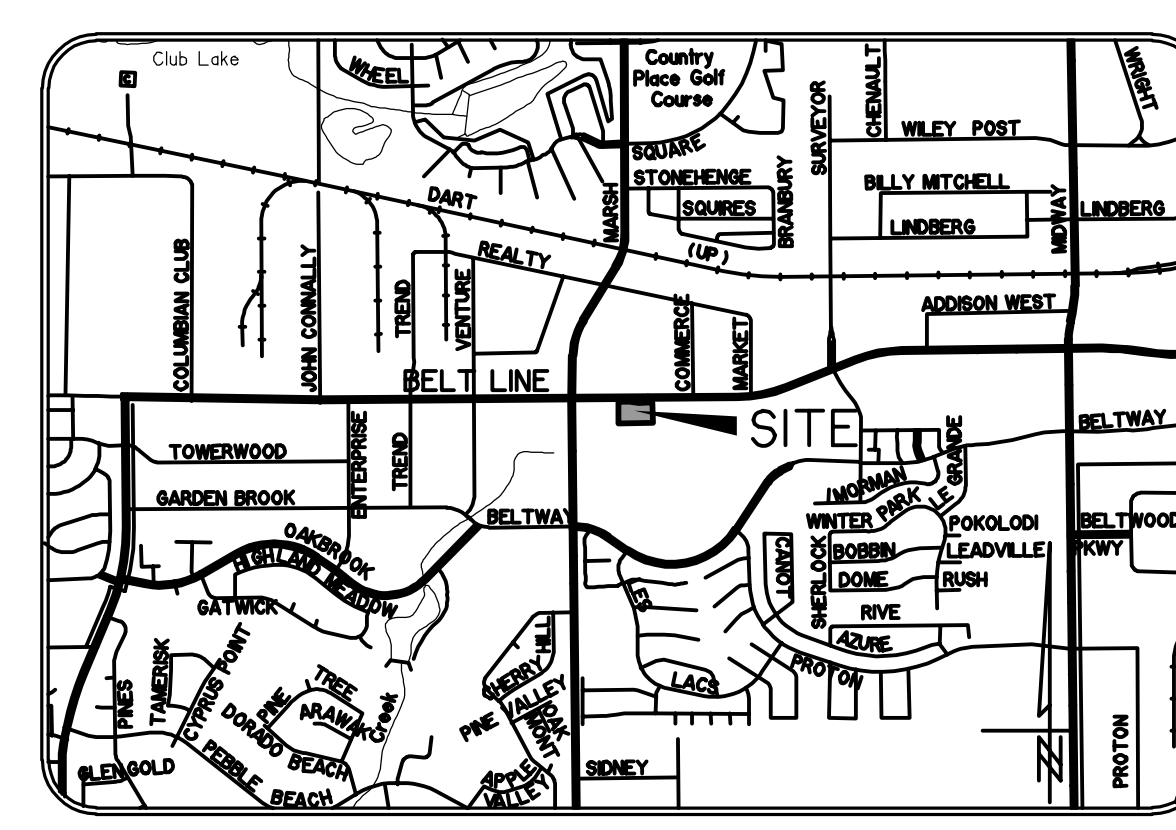
CHICK-FIL-A ADDISON SITE DATA	
LOT 2, BLOCK D, ADDISON TOWN CENTER	
GENERAL	
EXISTING ZONING	PLANNED DEVELOPMENT (PD) ORD NO. 006-016 AS AMENDED
PROPOSED ZONING	PD-PLANNED DEVELOPMENT - LOCAL RETAIL
CURRENT USE	VACANT FINANCIAL INSTITUTION
PROPOSED USE	FAST FOOD RESTAURANT WITH DRIVE THRU
OVERALL SITE	
GROSS SITE AREA	1.769 ACRES
SITE FRONTAGE	355 FT
SITE WIDTH	354 FT
SITE DEPTH	224 FT
IMPERVIOUS COVER	1.336 ACRES
PERVIOUS COVER	0.433 ACRES
BUILDING DATA	
BUILDING AREA	4,927 SQ. FT.
BUILDING HEIGHT	21.5 FT.
PATIO AREA	425 SQ. FT.
ORDER POINT CANOPY	1,386 SQ. FT.
MEAL DELIVERY CANOPY	2,353 SQ. FT.
BUILDING COVERAGE	11%
REQUIRED PARKING	
PARKING SPACE RATIO	1/70 S.F.
TOTAL PARKING REQUIRED	77
PARKING PROVIDED	77
ADA PARKING REQUIRED	4
ADA PARKING PROVIDED	4

*** LEGEND ***

BOL	BOLLARD
CB	CURB INLET
CM	CONCRETE MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FN	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GV	GVY WIRE
GVW	GAS VALVE
HWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
RF	IRON ROD FOUNDATION
LP	LIGHT POLE
PP	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCF	CONCRETE STORM DRAIN PIPE
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SWG	GAS PIPELINE MARKER
SSM	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPO	TELEPHONE PEDESTAL
TBX	TELEPHONE BOX
TSE	TELEPHONE SIGNAL BOX
TSM	TELEPHONE MANHOLE
TRM	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WV	WATER VALVE
WVH	WATER MANHOLE
WVW	WATER W/CONDUIT
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
UG	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
3620.97 TC	TOP OF CURB SPOT SHOT
3620.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

LEGEND

[Symbol]	PROP. ON-SITE FIRELANE
[Symbol]	BARRIER FREE RAMP



VICINITY MAP
NOT TO SCALE

- NOTES:**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 - EXISTING VACANT BANK BUILDING AND SITE IS PROPOSED TO BE DEMOLISHED.
 - THIS PROPERTY IS LOCATED WITHIN FEMA ZONE 'X' PER FEMA PANEL 48113C0180K, EFFECTIVE 07/07/2014.

VERTICAL DATUM NOTE:

REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.

SITE BENCHMARK A AN "X" CUT IN CONCRETE BACK OF CURB ALONG NORTH LINE OF PARKING LOT NEAR NORTHWEST CORNER OF BUILDING, ±3' SOUTHWEST OF TRANSFORMER AND ±5' SOUTHWEST OF LIGHT POLE.

ELEVATION = 578.55'

SITE BENCHMARK B AN "X" CUT IN CONCRETE BACK OF CURB ALONG SOUTH LINE OF ACCESS DRIVE ±23' NORTHEAST OF STOP SIGN AND ±87' WEST OF LIGHT POLE.

ELEVATION = 577.30'

SITE BENCHMARK C AN "X" CUT IN WEST END OF CURB RADIUS ALONG WEST BACK OF CURB LINE OF MEDIAN FOR ACCESS DRIVE ALONG EAST SIDE OF LOT 2 ±54' SOUTHWEST OF LIGHT POLE AND ±175' SOUTH OF INTERSECTION WITH BELT LINE ROAD.

ELEVATION = 580.64'

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

Prepared By/Or Under Direct Supervision Of Priya Acharya, PE
Texas Registration No. 110146 On Date Shown Below.

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

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Texas Firm Registration No. F-2776 www.WierAssociates.com

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2618 SAN MIGUEL, BOX 314
NEWPORT BEACH, CA 92660
714-466-7200
SANMARGRAY@MAC.COM

ARCHITECT
MAYSE & ASSOCIATES, INC.
BRYCE NICHOLS
14881 QUORUM DRIVE, STE. 800
DALLAS, TX 75254
972-386-0338

ENGINEER
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CASE # 1891-Z
CONCEPT PLAN
CHICK-FIL-A ADDISON 05521

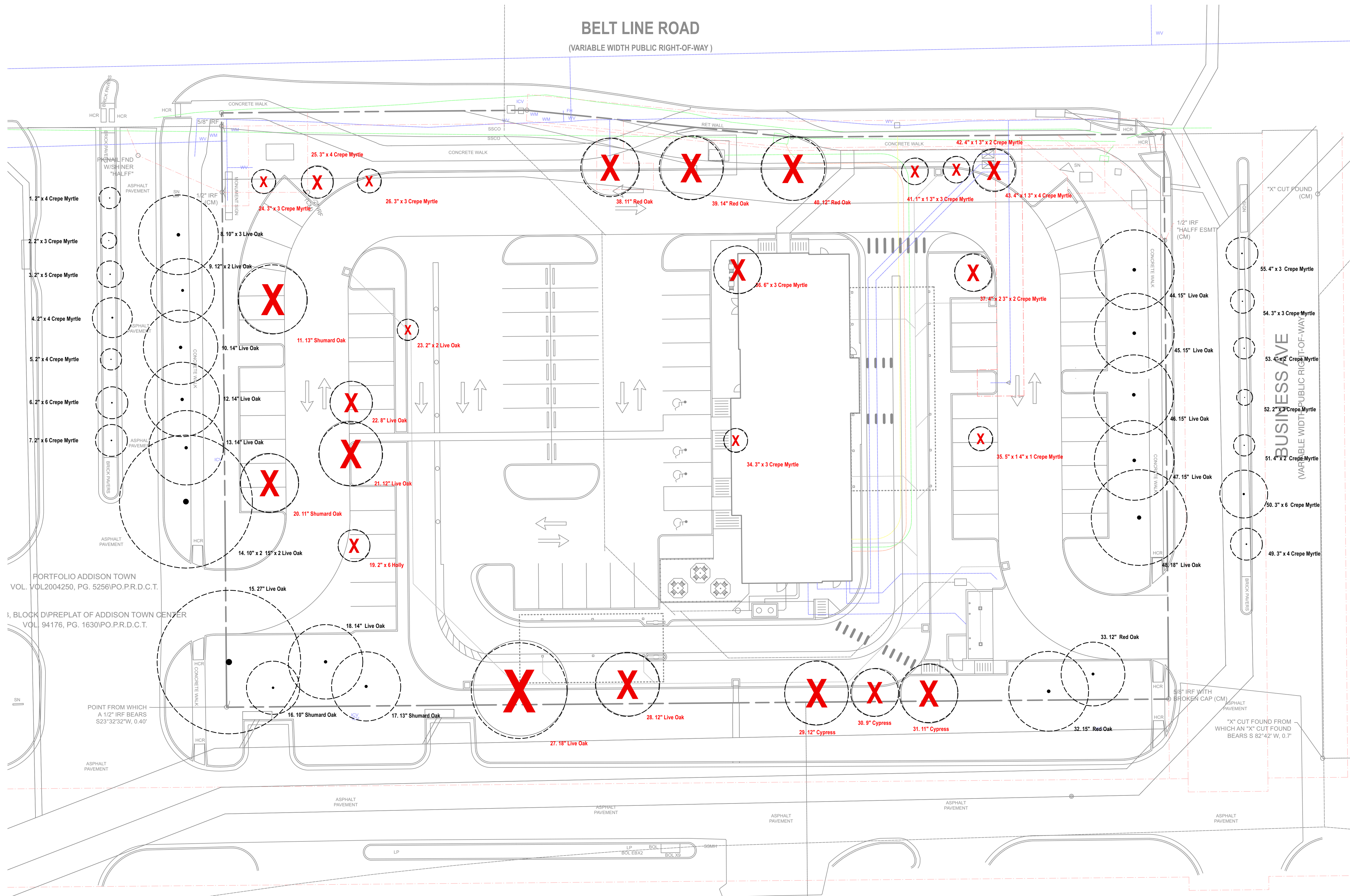
LOT 2, BLOCK D
ADDISON TOWN CENTER
3790 BELT LINE ROAD
ADDISON, TEXAS 75254

BEING A PORTION OF 1.769 ACRES
OF LAND LOCATED IN THE
THOMAS L. CHENOWITH SURVEY,
ABSTRACT No. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS.

SUBMITTAL DATE: 09/06/2023
DATE: 9/13/2023
W.A. No. 23011



PRINTED: 9/13/2023 11:08 AM. FILE: PRIYAA_FILE_1. WIER-PAVING.STB. LAST SAVED: 9/13/2023 11:08 AM. FILE: CONCEPT-SITE-PLAN-23011.DWG



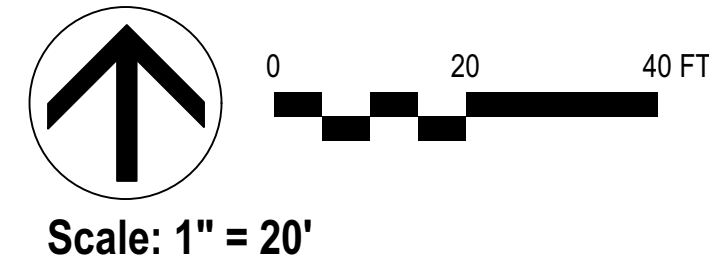
LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

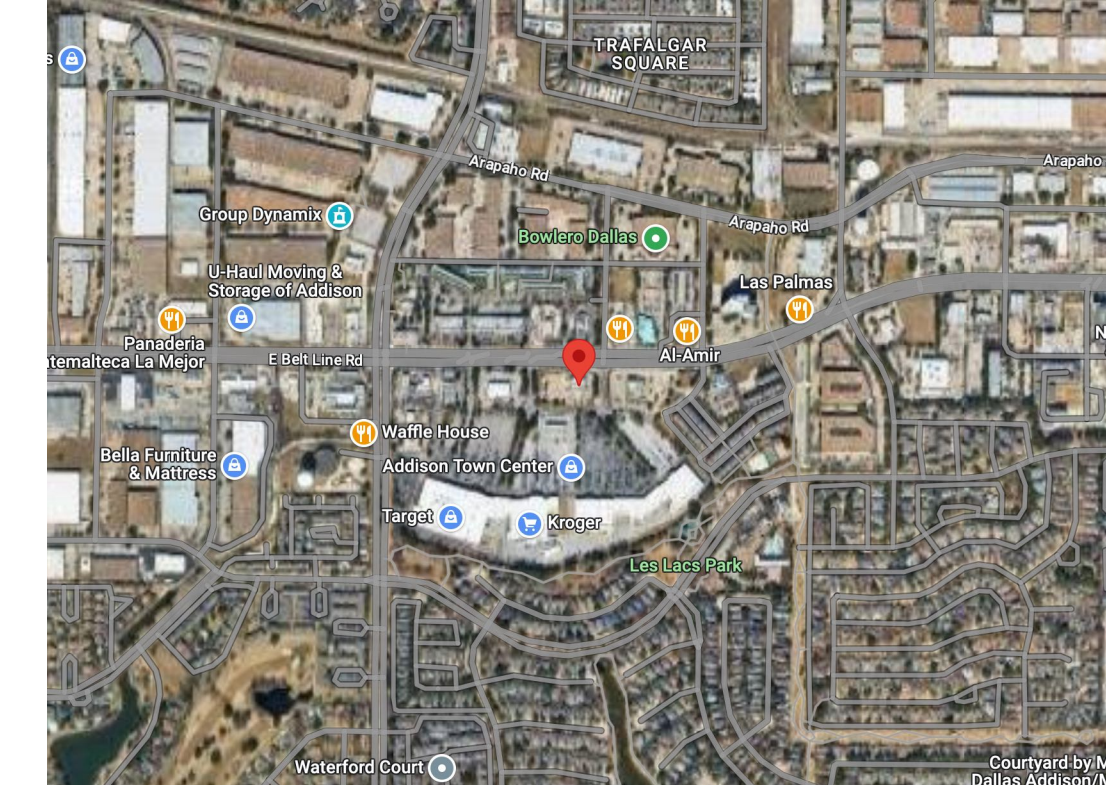
EXISTING TREE TABLE

TREE #	INCHES SAVED ONSITE	INCHES REMOVED	TREE	ONSITE / OFFSITE
1	8		Crepe Myrtle	Offsite
2	6		Crepe Myrtle	Offsite
3	10		Crepe Myrtle	Offsite
4	8		Crepe Myrtle	Offsite
5	8		Crepe Myrtle	Offsite
6	12		Crepe Myrtle	Offsite
7	12		Crepe Myrtle	Offsite
8	30		Live Oak	Offsite
9	24		Live Oak	Offsite
10	14		Live Oak	Offsite
11		13	Shumard Oak	Onsite
12	14		Live Oak	Offsite
13	14		Live Oak	Offsite
14	50		Live Oak	Offsite
15	27		Shumard Oak	Onsite
16	10		Shumard Oak	Onsite
17	13		Live Oak	Onsite
18	14		Live Oak	Onsite
19		12	Holly	Onsite
20		11	Shumard Oak	Onsite
21		12	Live Oak	Onsite
22		8	Live Oak	Onsite
23		4	Live Oak	Onsite
24		9	Crepe Myrtle	Onsite
25		12	Crepe Myrtle	Onsite
26		9	Crepe Myrtle	Onsite
27		18	Live Oak	Onsite
28		12	Live Oak	Onsite
29		12	Cypress	Onsite
30		9	Cypress	Onsite
31		11	Cypress	Onsite
32	15		Red Oak	Onsite
33	12		Red Oak	Onsite
34		9	Crepe Myrtle	Onsite
35		9	Crepe Myrtle	Onsite
36		18	Crepe Myrtle	Onsite
37		14	Crepe Myrtle	Onsite
38		11	Red Oak	Onsite
39		14	Red Oak	Onsite
40		12	Red Oak	Onsite
41		10	Crepe Myrtle	Onsite
42		10	Crepe Myrtle	Onsite
43		16	Crepe Myrtle	Onsite
44	15		Live Oak	Onsite
45	15		Live Oak	Onsite
46	15		Live Oak	Onsite
47	15		Live Oak	Onsite
48	18		Live Oak	Onsite
49	12		Crepe Myrtle	Offsite
50	18		Crepe Myrtle	Offsite
51	8		Crepe Myrtle	Offsite
52	6		Crepe Myrtle	Offsite
53	8		Crepe Myrtle	Offsite
54	9		Crepe Myrtle	Offsite
55	12		Crepe Myrtle	Offsite
169		259		

TOTAL CANOPY TREE INCHES REMAINING: 169"
 TOTAL CANOPY TREE INCHES REPLACED: 259"
 TOTAL CANOPY TREE INCHES REPLACED: 170"
 TOTAL CANOPY INCHES REQUIRED FOR FULL MITIGATION: 89"
 \$192 x 89" = \$17,088 Tree Mitigation Fund



LOCATION MAP:



CASE No. 1891-Z

CHICK-FIL-A
ADDISON - RELO
 3790 BELT LINE ROAD
 ADDISON, TX 75001

FSU# 05521

REVISION SCHEDULE

NO.	DATE	BY	DESCRIPTION
1	9/23	MB	City Comments

MLD PROJECT # 2023124
 PRINTED FOR CONCEPT PLAN
 DATE 7/10/23
 DRAWN BY MB

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SHEET
Tree Plan

SHEET NUMBER
L-100

PERMIT

LANDSCAPE REQUIREMENTS

A. LANDSCAPE DESIGN STANDARDS SEC. 34-207

- REQUIRED**
- In all districts, a 20-foot wide landscape buffer strip shall be provided along the entire length of the portion of the perimeter of the lot where a public or private street exists.
 - The minimum requirement for the street landscape buffers shall be one 4" cal. shade tree per 30 LF = 12 trees
Belt Line Road: 355 LF / 30 LF
 - Evergreen shrubs shall be planted 36" to 42" on center depending on shrub
 - The surface parking lot screening shall be at least 42" higher than the finished elevation of adjacent parking lot.
 - The perimeter parking lot landscape strip shall be at least 5' wide for sites larger than 10,000 SF
 - The perimeter landscape shall have (1) 4" Cal. shade tree per 35 LF = 5 trees
West: 172 LF / 35 LF
South: 354 LF / 35 LF = 10 trees
East: 179 LF / 35 LF = 5 trees
 - The perimeter landscape shall have (1) shrub planted 42" O.C.
 - The parking lot landscaping; interior area: 25,661 SF requires 5% interior planting area = 1,283.05 SF interior planting area required
 - (1) Shade tree for each 10 required parking spaces on the lot = 8 parking lot trees
77 parking spaces / 10
 - No required parking space may be located further than 50 LF from the trunk of a shade tree, or farther than 75 LF from two or more shade trees.
 - All shrub beds shall be edged using steel, concrete, masonry, or pre-cast concrete edging = 7,612.5 open space required
37,542.38 x 20%
- PROVIDED**
- 20' wide landscape buffer strip is existing on all sides of the site.
 - Belt Line Road: (2) Shumard Oak, (3) Chinese Pistache, (3) Natchez Crepe Myrtle, (5) Bald Cypress = 13 trees
 - Evergreens shrubs planted 42" O.C.
 - Shrubs are proposed at 42" Hgt.
 - Planting strip is proposed at a minimum 5'
 - West: (1) Existing Oak, (4) Shumard Oak = 5 trees
South: (5) Existing Oak, (3) Live Oak, (2) Chinese Pistache = 10 trees
East: (5) Existing Oak = 5 trees
 - Perimeter landscape planted with shrubs 42" O.C.
 - 7,781.85 Interior planting area proposed
 - (8) Bald Cypress, (9) Bosque Elm = 17 trees parking lot trees
 - All parking spaces are within 50 LF of a shade tree
 - Steel edge will be used around all planting beds
 - 22,028.8 SF of open space provided

NOTE:
- AN IRRIGATION PLAN IS REQUIRED ON CIVIL, AND CONSTRUCTION PLANS AND MUST BE SIGNED AND SEALED BY A LICENSED IRRIGATOR.

- ALL IRRIGATION CONTROLLERS MUST HAVE A RAIN AND FREEZE SENSORS.

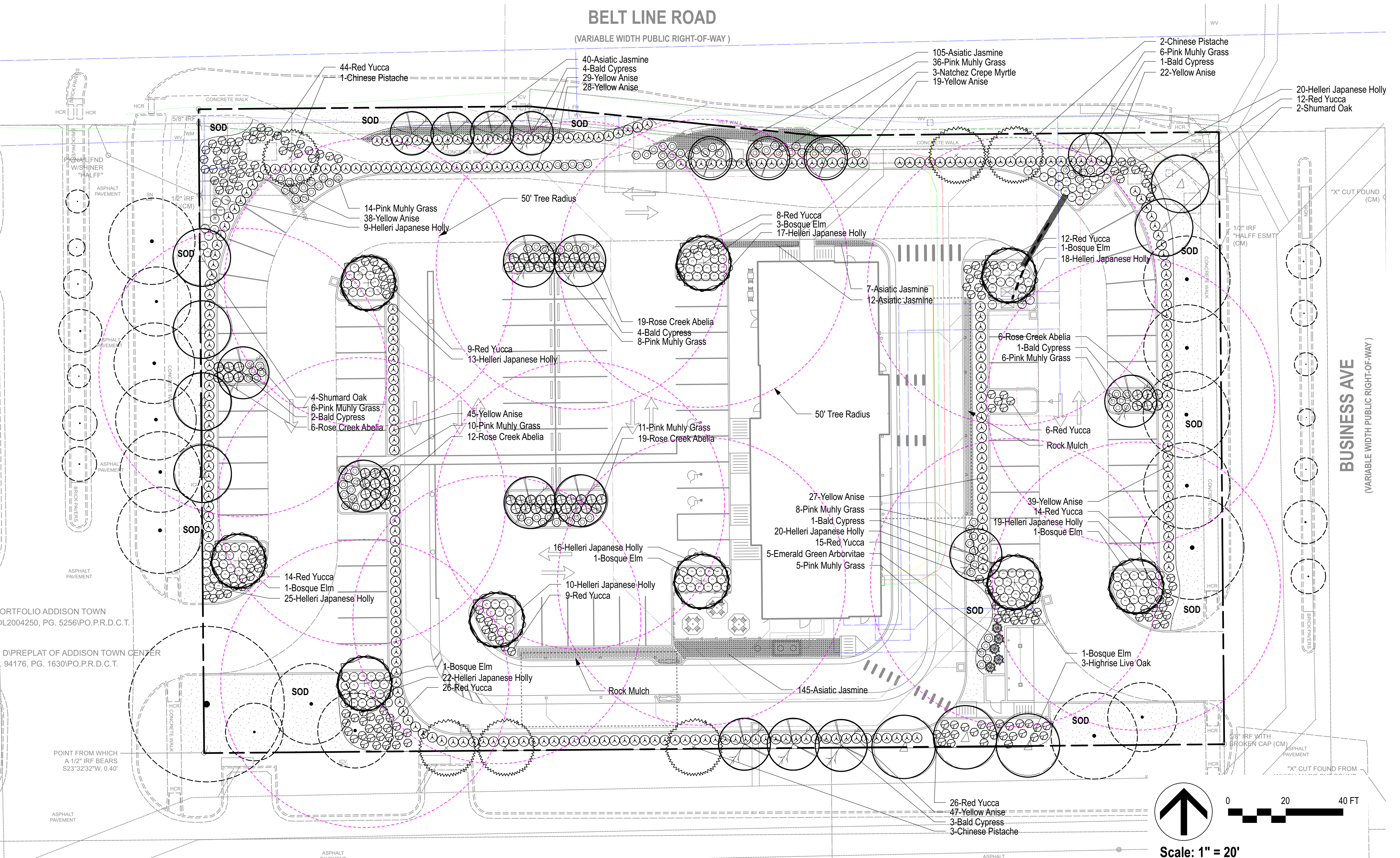
PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
3	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	3" Cal. x 5'-6" Spr.	Multi-trunked
6	Pistacia chinensis	Chinese Pistache	4" Cal. 14' Hgt.	B & B; single straight leader
6	Quercus shumardii	Shumard Oak	4" Cal. 14' Hgt.	B & B; single straight leader
3	Quercus virginiana 'QV7IA'	Highrise Live Oak	4" Cal. 14' Hgt.	B & B; single straight leader
16	Taxodium distichum	Bald Cypress	4" Cal. 14' Hgt.	B & B; single straight leader
5	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	Min. 8'-10" Hgt.	
9	Ulmus parvifolia 'Bosque'	Bosque Elm	4" Cal. 14' Hgt.	B & B, single straight leader
Shrubs				
62	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	Min. 5 Gal.	Plant 42" O.C.
195	Hesperaloe parviflora	Red Yucca	Min. 5 Gal.	Plant 36" O.C.
189	Ilex crenata 'Helleri'	Helleri Japanese Holly	Min. 5 Gal.	Plant 36" O.C.
294	Illicium parviflorum	Yellow Anise	Min. 42" Hgt.	Plant 42" O.C.
110	Muhlenbergia capillaris	Pink Muhly Grass	Min. 5 Gal.	Plant 36" O.C.
Groundcovers				
309	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	
6410	Cynodon dactylon	Hybrid Bermuda Grass	SF. Sod	
Other				

SOUTHEAST LANDSCAPE NOTES

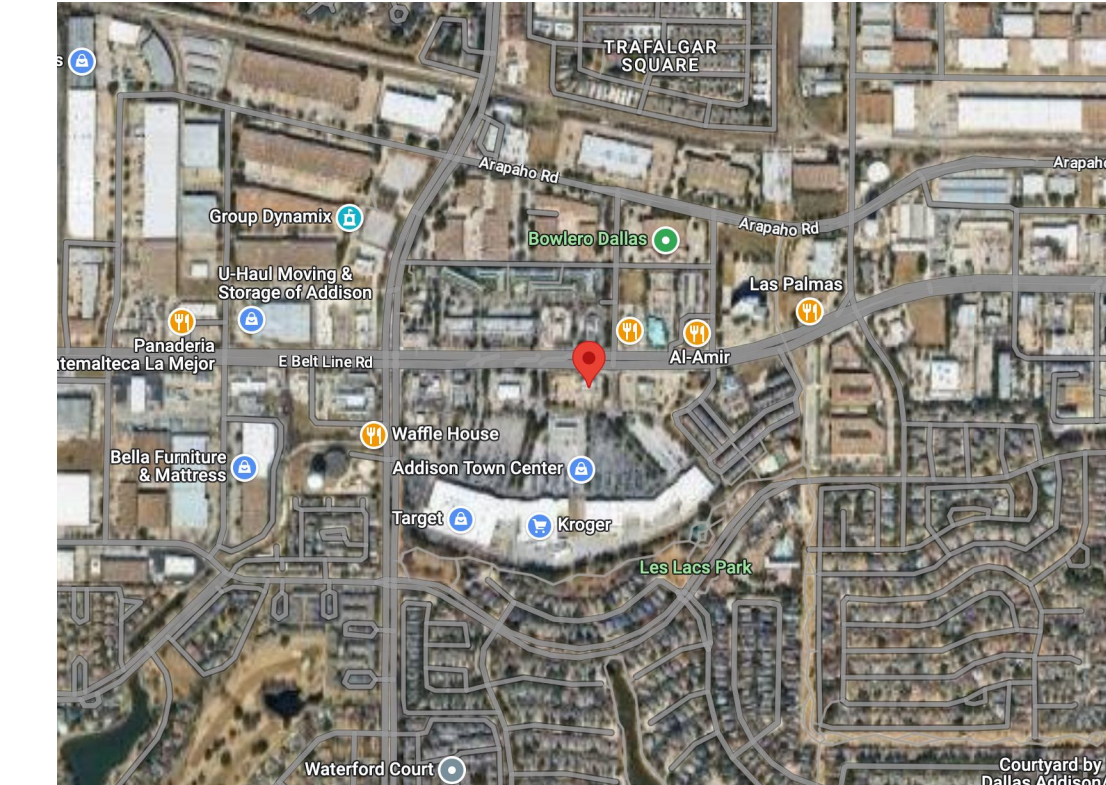
- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" bermed height above island curbing; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch).
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2'-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentations to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

NOTE: STEEL EDGING TO BE PLACED AROUND ALL THE LANDSCAPE AREAS WHERE TURF IS PRESENT.



CHICK-FIL-A ADDISON 05521
LOT 2, BLOCK D
ADDISON TOWN CENTER
3790 BELT LINE ROAD
ADDISON, TEXAS 75254
 BEING A PORTION OF 1.769 ACRES
 OF LAND LOCATED IN THE: THOMAS L CHENOWITH SURVEY
ABSTRACT No. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

LOCATION MAP:



Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998

manley
 LAND DESIGN
 Landscape Architecture
 Manley Land Design, Inc.
 51 Old Canton Street
 Alpharetta, Georgia 30009
 770.442.8171 tel



CASE No. 1891-Z

CHICK-FIL-A
ADDISON - RELO
 3790 BELT LINE ROAD
 ADDISON, TX 75001

FSU# 05521

REVISION SCHEDULE
 NO. DATE BY DESCRIPTION
 1 9/23 MB City Comments

MLD PROJECT # 2023124
 PRINTED FOR CONCEPT PLAN
 DATE 7/10/23
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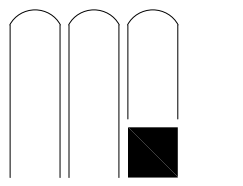
PERMIT
Landscape Plan
 SHEET NUMBER
L-101



Chick-fil-A

Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

MAYSE & ASSOCIATES, INC.
 Architecture • Planning • Construction Management



14881 Quorum Dr. Suite 800
 Dallas, Texas 75254
 Phone: (972) 386-0338 Fax: (972) 386-0578
 www.MayseAssociates.com

8/30/2023 9:30:14 AM

CHICK-FIL-A
 Addison FSU
 3790 Belt Line Rd
 Addison, TX 75001

FSR#05521
 BUILDING TYPE / SIZE: P14 LS BN
 RELEASE: 23.05
 PRINTED FOR
MUNICIPAL REVIEW

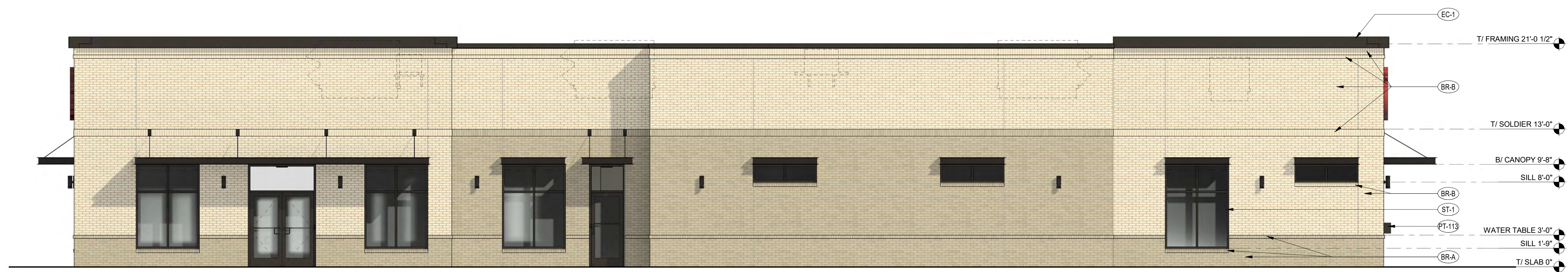
REVISION SCHEDULE
 NO. DATE DESCRIPTION

CONSULTANT PROJECT # 23084
 DATE 8/30/2023 9:30:14 AM
 DRAWN BY Author
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EXTERIOR ELEVATIONS

SHEET NUMBER

A-302

CASE No. 1891-Z



D4 WEST ELEVATION - FRONT
 3/16" = 1'-0"

TOTAL FACADE - 2518 SF	33.9%
BR-A - 853.2 SF	53.6%
BR-B - 1350.6 SF	12.5%
ST-1 / DOORS - 314.2 SF	



B4 EAST ELEVATION
 3/16" = 1'-0"

TOTAL FACADE - 2518 SF	48.9%
BR-A - 1232.1 SF	43.0%
BR-B - 1082.6 SF	08.1%
ST-1 / DOORS - 203.3 SF	

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR		PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-B	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR		RUSTIC WHITE	MORTAR: ARGOS SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-110	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW-9097	SOFT FAWN	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

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 conduit 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.

FACADE PLAN

CASE NO. 1891-Z
 CONCEPT PLAN
 CHICK-FIL-A ADDISON 05521
 LOT 2, BLOCK D
 ADDISON TOWN CENTER
 3790 BELTLINE RD.
 ADDISON, TX 75001
 BEING A PORTION OF 1.769 ACRES
 OF LAND LOCATED IN THE
 THOMAS L. CHENOWETH SURVEY,
 ABSTRACT NO. 273
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: 07.10.2023

ARCHITECT

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 DALLAS, TX 75254
 972.386.0338
 CONTACT: BRYCE NICHOLS
 bnichols@mayseassociates.com

OWNER & APPLICANT

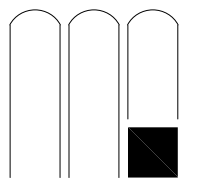
CHICK-FIL-A, INC.
 5200 BUFFINGTON RD.
 ATLANTA, GA 30349
 404.765.8000
 CONTACT: GETRA SANDERS

8/30/2023 9:30:14 AM Autodesk Docs:ITX_05521_Addison FSU_2023.6_FSR05521_Addison FSU_ARC.rvt
 974LS-05521-A-302-EXTERIOR ELEVATIONS



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

MAYSE & ASSOCIATES, INC.
 Architecture • Planning • Construction Management



14881 Quorum Dr. Suite 800
 Dallas, Texas 75254
 Phone: (972) 386-0338 Fax: (972) 386-0578
 www.MayseAssociates.com

8/30/2023 9:30:48 AM

CHICK-FIL-A
 Addison FSU
 3790 Belt Line Rd
 Addison, TX 75001

FSR#05521

BUILDING TYPE / SIZE: P14 LS BN
 RELEASE: 23.05
 PRINTED FOR
MUNICIPAL REVIEW

REVISION SCHEDULE
 NO. DATE DESCRIPTION

CONSULTANT PROJECT # 23084
 DATE 8/30/2023 9:30:48 AM
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SHEET
EXTERIOR ELEVATIONS

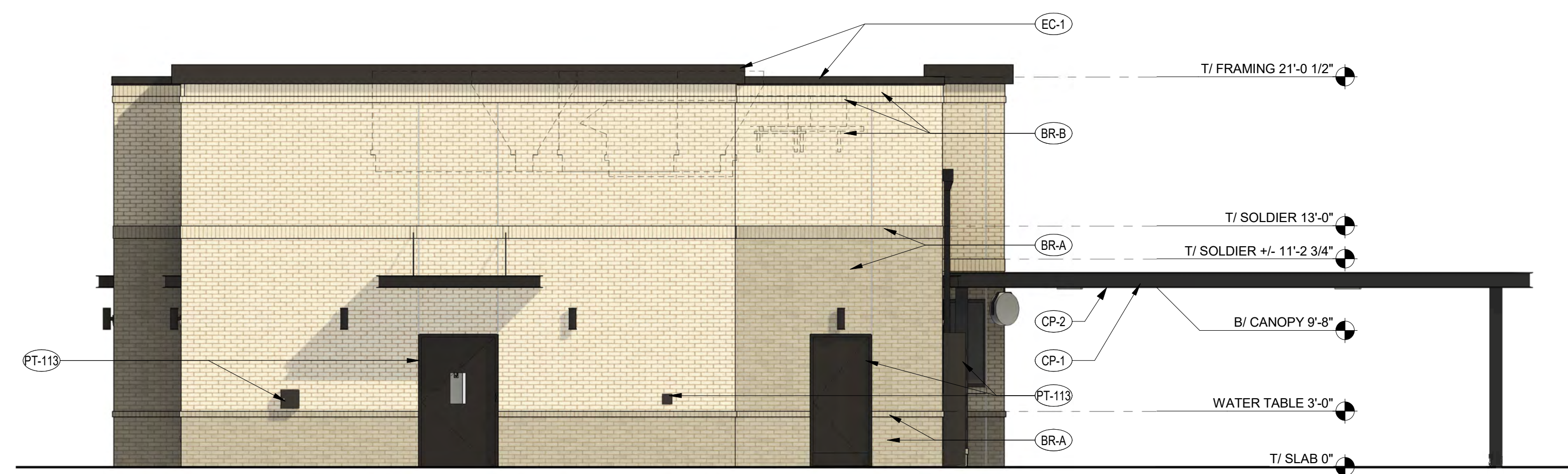
SHEET NUMBER
A-303

CASE No. 1891-Z



D3 NORTH ELEVATION
 3/16" = 1'-0"

TOTAL FACADE - 978 SF
 BR-A - 281.6 SF 48.9%
 BR-B - 543.4 SF 43.0%
 ST-1 / DOORS - 153 SF 08.1%



B3 SOUTH ELEVATION
 3/16" = 1'-0"

TOTAL FACADE - 978 SF
 BR-A - 271.5 SF 27.8%
 BR-B - 640.5 SF 65.5%
 ST-1 / DOORS - 66 SF 06.7%

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR		PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-B	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR		RUSTIC WHITE	MORTAR: ARGOS SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-110	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW-9097	SOFT FAWN	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

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 conduit 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.

FACADE PLAN

CASE NO. 1891-Z
 CONCEPT PLAN
 CHICK-FIL-A ADDISON 05521
 LOT 2, BLOCK D
 ADDISON TOWN CENTER
 3790 BELTLINE RD.
 ADDISON, TX 75001
 BEING A PORTION OF 1.769 ACRES
 OF LAND LOCATED IN THE
 THOMAS L. CHENOWETH SURVEY,
 ABSTRACT NO. 273
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: 07.10.2023

ARCHITECT

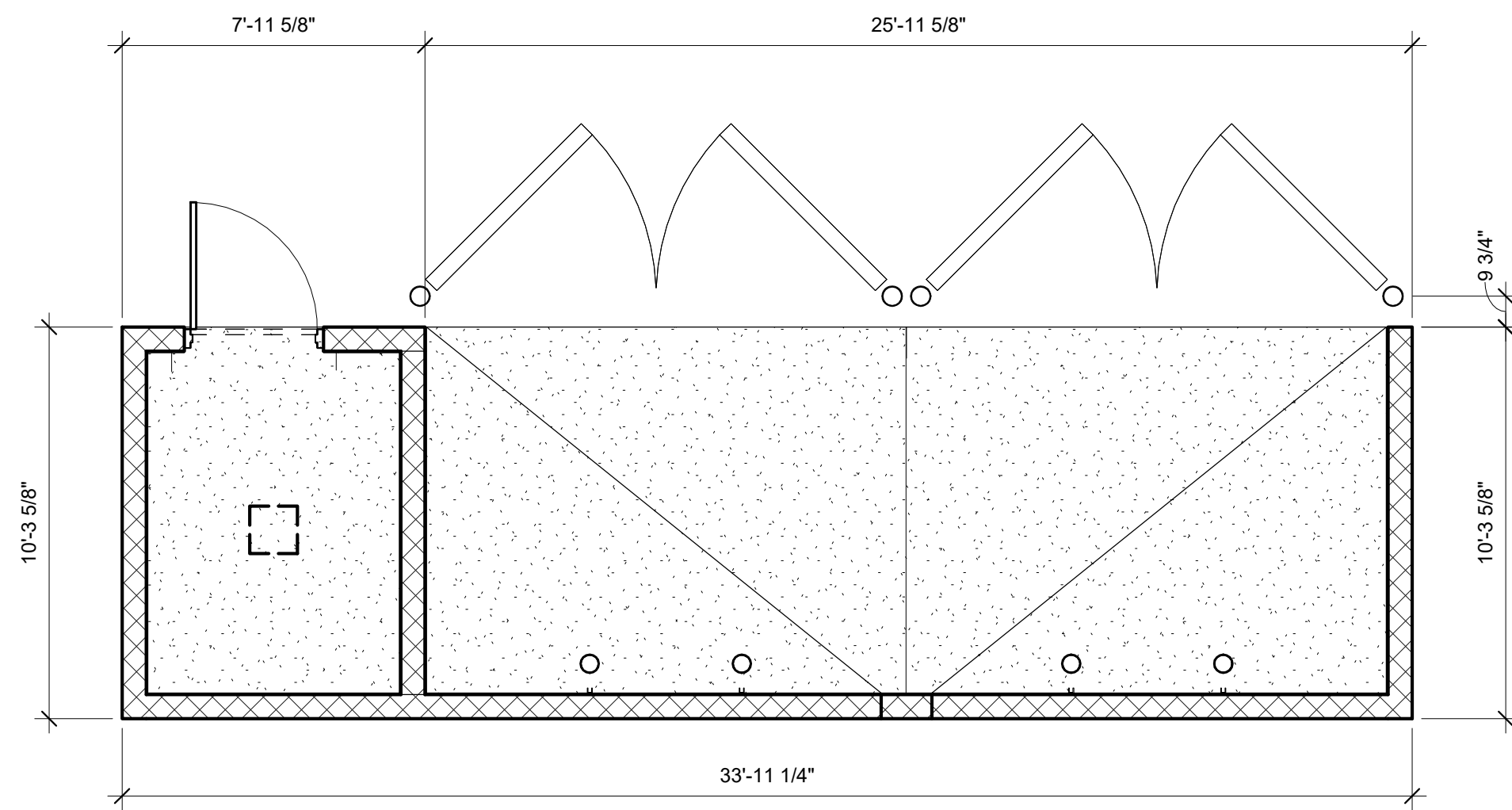
MAYSE & ASSOCIATES, INC.
 14881 QUORUM DR., SUITE 800
 DALLAS, TX 75254
 972.386.0338
 CONTACT: BRYCE NICHOLS
 bnichols@mayseassociates.com

OWNER & APPLICANT

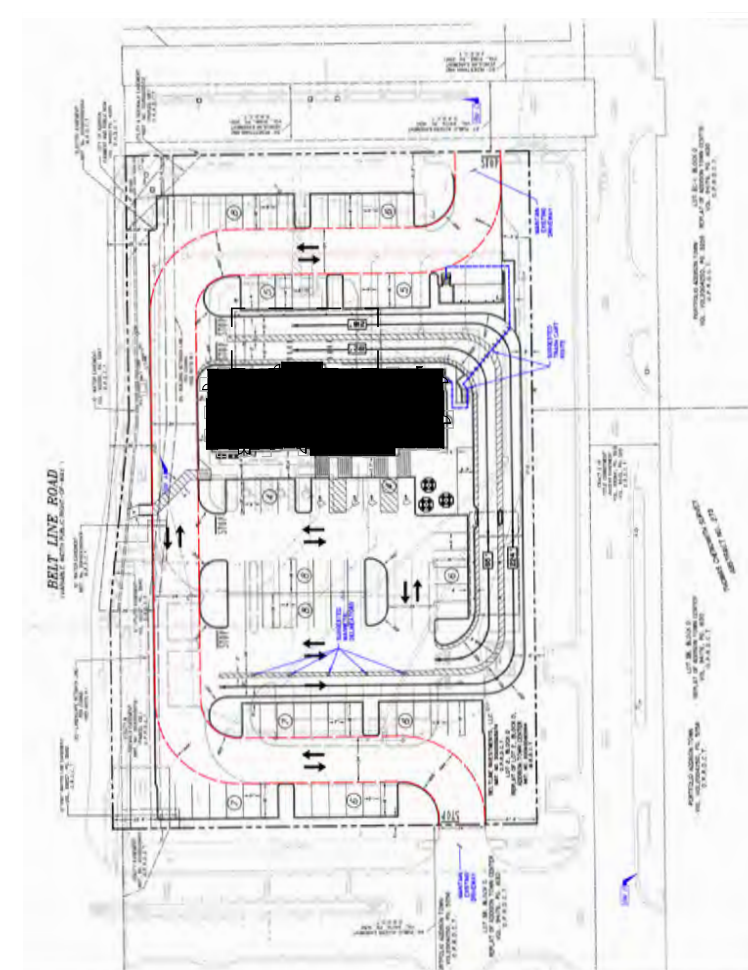
CHICK-FIL-A, INC.
 5200 BUFFINGTON RD.
 ATLANTA, GA 30349
 404.765.8000
 CONTACT: GETRA SANDERS

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D4 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



SITE KEY
N.T.S.



FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR		PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-B	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR		RUSTIC WHITE	MORTAR: ARGOS SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-110	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW-9097	SOFT FAWN	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

FACADE PLAN NOTES

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FACADE PLAN

CASE NO. 1891-Z
CONCEPT PLAN
CHICK-FIL-A ADDISON 05521
LOT 2, BLOCK D
ADDISON TOWN CENTER
3790 BELTLINE RD.
ADDISON, TX 75001
BEING A PORTION OF 1.769 ACRES
OF LAND LOCATED IN THE
THOMAS L. CHENOWETH SURVEY,
ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: 07.10.2023

ARCHITECT

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CONTACT: BRYCE NICHOLS
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OWNER & APPLICANT

CHICK-FIL-A, INC.
5200 BUFFINGTON RD.
ATLANTA, GA 30349
404.765.8000
CONTACT: GETRA SANDERS

CONSULTANT PROJECT #

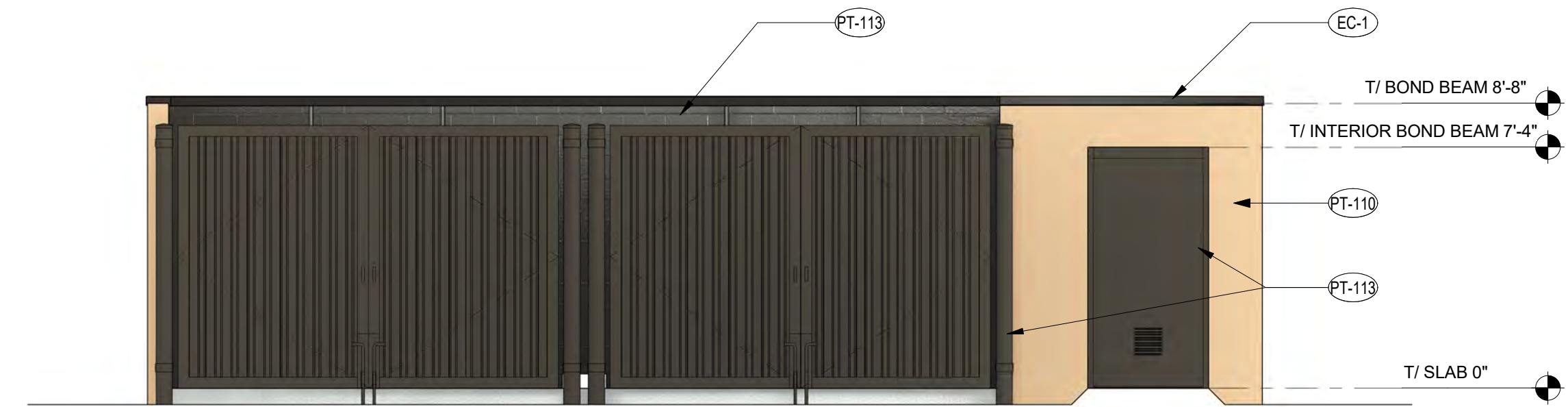
23084
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SHEET REFUSE ENCLOSURE

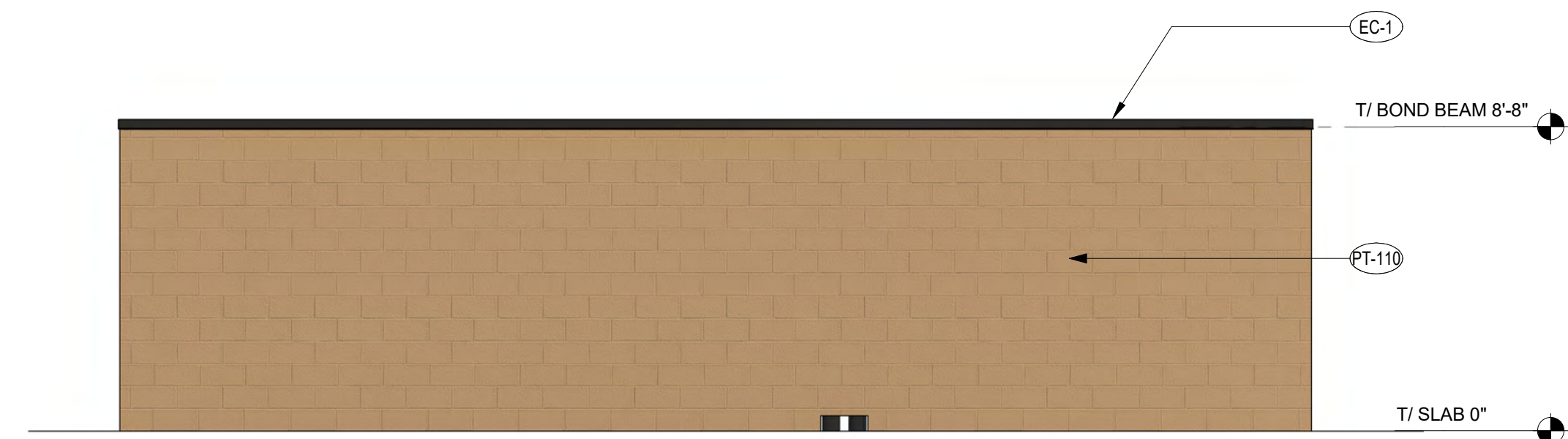
SHEET NUMBER

A-304

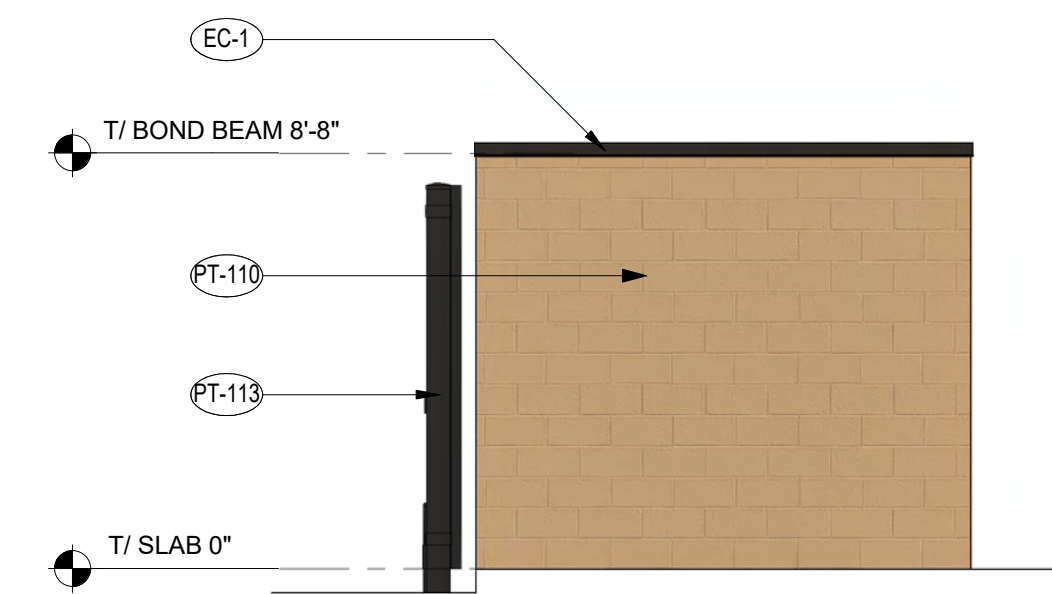
CASE No. 1891-Z



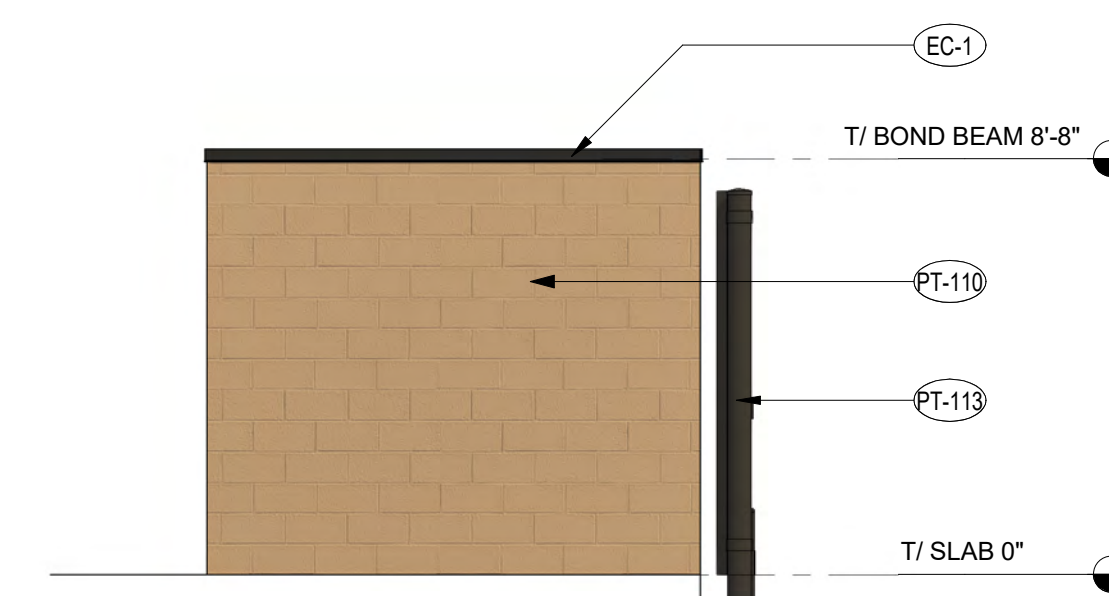
E2 EAST ELEVATION
1/4" = 1'-0"



D2 WEST ELEVATION
1/4" = 1'-0"



C2 NORTH ELEVATION
1/4" = 1'-0"



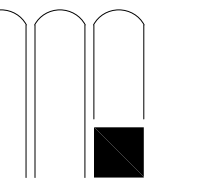
B2 SOUTH ELEVATION
1/4" = 1'-0"



Chick-fil-A

Chick-fil-A
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Atlanta, Georgia
30349-2998

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8/30/2023 9:31:43 AM

CHICK-FIL-A
Addison FSU

3790 Belt Line Rd
Addison, TX 75001

FSR#05521

BUILDING TYPE / SIZE: P14 LS BN
RELEASE: 23.05

PRINTED FOR

MUNICIPAL REVIEW

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 23084

DATE: 8/30/2023 9:31:43 AM

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SHEET REFUSE ENCLOSURE

SHEET NUMBER

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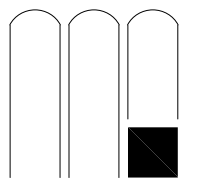
CASE No. 1891-Z



Chick-fil-A

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8/30/2023 9:29:54 AM

CHICK-FIL-A
Addison FSU
3790 Belt Line Rd
Addison, TX 75001

FSR#05521

BUILDING TYPE / SIZE: P14 LS BN
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NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 23084
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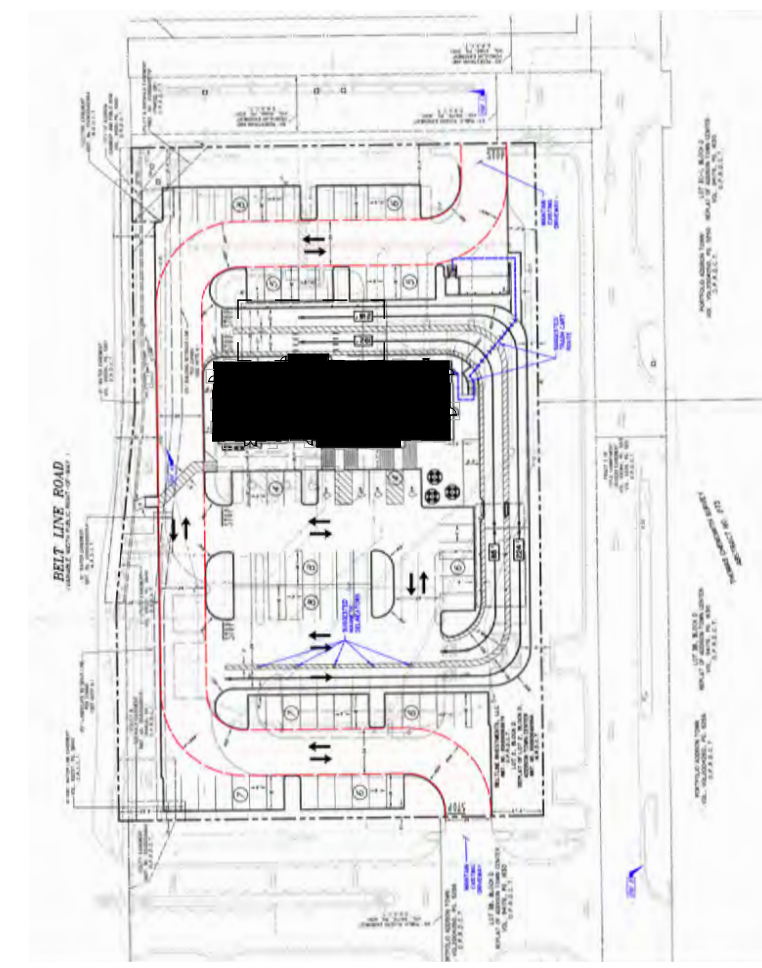
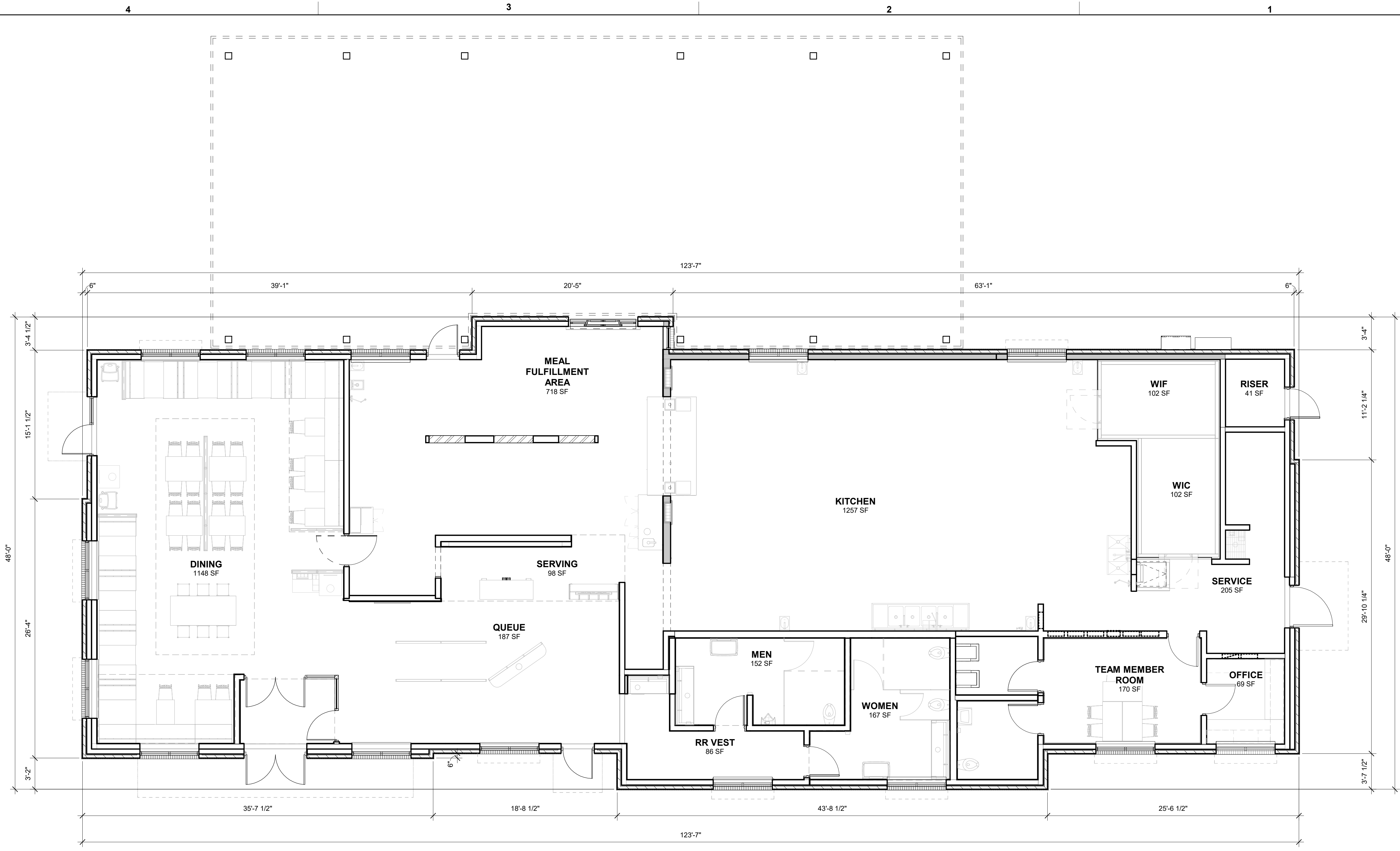
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SHEET
FLOOR PLAN

SHEET NUMBER

A-202

CASE No. 1891-Z



B4 FLOOR PLAN
3/16" = 1'-0"



FACADE PLAN NOTES

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FACADE PLAN

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CONCEPT PLAN
CHICK-FIL-A ADDISON 05521
LOT 2, BLOCK D
ADDISON TOWN CENTER
3790 BELTLINE RD.
ADDISON, TX 75001
BEING A PORTION OF 1.769 ACRES
OF LAND LOCATED IN THE
THOMAS L. CHENOWETH SURVEY,
ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: 07.10.2023

ARCHITECT

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LISCIOTTI DEVELOPMENT

September 15, 2023

Town of Addison, TX
Planning and Zoning Commission
Via Email: zoninginput@addisontx.gov

Re: Case 1891-Z/3790 Belt Line Road (Chick-fil-A)

We own the property located at 3820 Beltline Road (Salad and Go) next to the proposed Chick-fil-A. We are excited to see Chick-fil-A relocating and expanding from their current location across the street. Their redevelopment of the bank branch, which has been vacant for a long time, will bring even more jobs to Addison while increasing the tax base.

We are in full support of this project, and we urge you to approve their request. They have been an amazing part of the Addison Community for over 20 years and we look forward to welcoming them as our neighbor!

Sincerely,



Gregg Lisciotti, Manager
Addison Retail LLC

Meeting Date: 09/19/2023

Agenda Caption:

Discuss and Consider Action on the appointment of a Planning and Zoning Commission representative to the Comprehensive Plan Advisory Committee (CPAC).

Staff Report:

At the August 22, 2023 City Council meeting, City Council approved a Professional Services Agreement with the selected planning consultant, Verdunity, to execute a scope of services for the Comprehensive Plan update. The scope reflects a robust and highly engaging planning effort that will help the Town address key policy issues related to:

- Growth And Redevelopment
- Housing
- Infrastructure And Mobility
- Social Amenities
- Fiscal Sustainability

This plan will include formal and informal community engagement events, individual interviews and focus groups, as well as web-based engagement mechanisms that allow residents to engage in the process at their own convenience. The City Council's comprehensive plan discussion can be viewed [here](#). To support this planning process, the City Council will appoint an Advisory Committee of up to 25 members. This committee will serve as a sounding board for staff and the consultant as they develop the new comprehensive plan. It will include:

- 1 Planning and Zoning Commission member – selected by the P & Z Chairman.
- 21 resident/business community members – 3 selections for each Council member (requires one business community member selection per Council member).
- 3 legacy members (residents with a long history of service to the Town who can share context on how the Town has evolved) – selected by collective decision of the Council.

Staff has solicited applicants through promotion on the Town website, Facebook, Instagram, Next Door, the Town newsletter and business newsletter, and through

targeted outreach to key stakeholder groups. Staff will present received applications for consideration by City Council at the September 26th City Council meeting.

Recommendation:

Staff requests direction on the appointment of a Commissioner to the CPAC.
