



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

TUESDAY, FEBRUARY 20, 2024

**ADDISON CONFERENCE CENTER - BUCKTHORN/SYCAMORE ROOM
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 Buckthorn/Sycamore Room, 15650 Addison Road, Addison, Texas 75001 on Tuesday, February 20, 2024 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 January 16, 2024 Planning and Zoning Commission Meeting.

Regular Agenda:

2. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 800 and 812, that is currently zoned Planned Development (PD), through Ordinance No. O23-03, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1905-SUP/5100 Belt Line Road, Suite 800 & 812 (Ill Forks).

3. Hold a public hearing, present, discuss, and consider action on a request to amend the concept plan established by Planned Development (PD) Ordinance No. O07-034 and amended by PD Ordinance No. O16-017, for a 15.173± acre property generally located at the terminus of Ponte Avenue, south of Vitruvian Park and west of Bella Lane, to allow for the future development of a phased multifamily development comprised of 1,144 multifamily dwelling units and associated amenities. Case 1904-Z/Vitruvian, Block 300 Amendment (Vitruvian, Block 300). **DUE TO LACK OF QUORUM, NO ACTION WILL BE TAKEN ON THIS ITEM AT THE FEBRUARY 20, 2024 PLANNING & ZONING COMMISSION MEETING.**

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 take place on any matter until such matter has been placed on an agenda and posted in accordance with law.

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

POSTED BY:

Lesley Nyp, Planning & Development Manager

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission 2023-02

1.

Meeting Date: 02/20/2024

Agenda Caption:

Consider Action on the Minutes from the January 16, 2024 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the January 16, 2024 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the January 16, 2024 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

January 16, 2024

6:00 P.M. - Addison Conference Center

15650 Addison Road, Addison, TX 75001

Present: Chair Chris DeFrancisco; Vice Chair Denise Fansler; Commissioner Jimmy Barker;
Commissioner Tom Braun; Commissioner Diane Chavez; Commissioner Zachary
Faircloth; Commissioner Chelsey Smith

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 October 17, 2023 Joint City Council and Planning and Zoning Commission Meeting, as amended.
2. Consider Action on the Minutes from the November 15, 2023 Planning and Zoning Commission Meeting.

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

Moved by Vice Chair Denise Fansler, Seconded by Commissioner
Diane Chavez

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler,
Commissioner Jimmy Barker, Commissioner Tom Braun,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Chelsey Smith

Passed

Regular Agenda:

3. Discuss and Consider Action on Election of a Chair and Vice Chair for the Planning and Zoning Commission.

Chair DeFrancisco requested nominations for the Commission's Chair position.

Chair DeFrancisco nominated Vice Chair Fansler for the Chair position, Seconded by Commissioner Braun.

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler,
Commissioner Jimmy Barker, Commissioner Tom Braun,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Chelsey Smith

Passed

Chair DeFrancisco requested nominations for the Commission's Vice Chair position.

Vice Chair Fansler nominated Commissioner Chavez for the Vice Chair position, Seconded by Commissioner Braun.

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler,
Commissioner Jimmy Barker, Commissioner Tom Braun,
Commissioner Diane Chavez, Commissioner Zachary Faircloth,
Commissioner Chelsey Smith

Passed

4. Present, discuss, and consider action on a Final Plat for the Lacrosse Barn Addition, Lot 1, Block A, for an indoor recreation facility on 3.1046± acres located west of Inwood Road and approximately 650 feet north of Landmark Place, addressed as 14801 Inwood Road. Case R2023-09/Lacrosse Barn (14801 Inwood Road).

Lesley Nyp, Planning and Development Manager, presented the request for approval of a Final Plat for the Lacrosse Barn Addition, Lot 1, Block A, for an indoor recreation facility, located west of Inwood Road and approximately 650 feet north of Landmark Place, addressed as 14801 Inwood Road.

At the June 20, 2023 meeting, the Planning & Zoning Commission approved a site plan to allow renovation of the existing building, construction of a new building, and extensive site improvements for an indoor lacrosse facility. The subject property was previously used as an indoor soccer facility.

The subject property was initially developed in the early 1970's and was not platted at that time. Given the extensive building and site modifications proposed, the property owner is now required to plat the property and establish all necessary fire lane and utility easements.

This request does not create any new lots or modify any existing lot lines. The final plat has been reviewed by Town staff and it complies with the Town's subdivision regulations and development standards. Staff recommends approval of the final plat.

Motion: Recommend approval of the Final Plat, Case R2023-09/Lacrosse Barn (14801 Inwood Road), as presented.

Moved by Vice Chair Denise Fansler, Seconded by Commissioner Diane Chavez

AYE: Chair Chris DeFrancisco, Vice Chair Denise Fansler, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner Diane Chavez, Commissioner Zachary Faircloth, Commissioner Chelsey Smith

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 take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

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 2023-02

2.

Meeting Date: 02/20/2024

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 800 and 812, that is currently zoned Planned Development (PD), through Ordinance No. O23-03, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1905-SUP/5100 Belt Line Road, Suite 800 & 812 (Ill Forks).

Recommendation:

Administration recommends approval.

Attachments

1905-SUP Staff Report

1905-SUP Letter of Intent

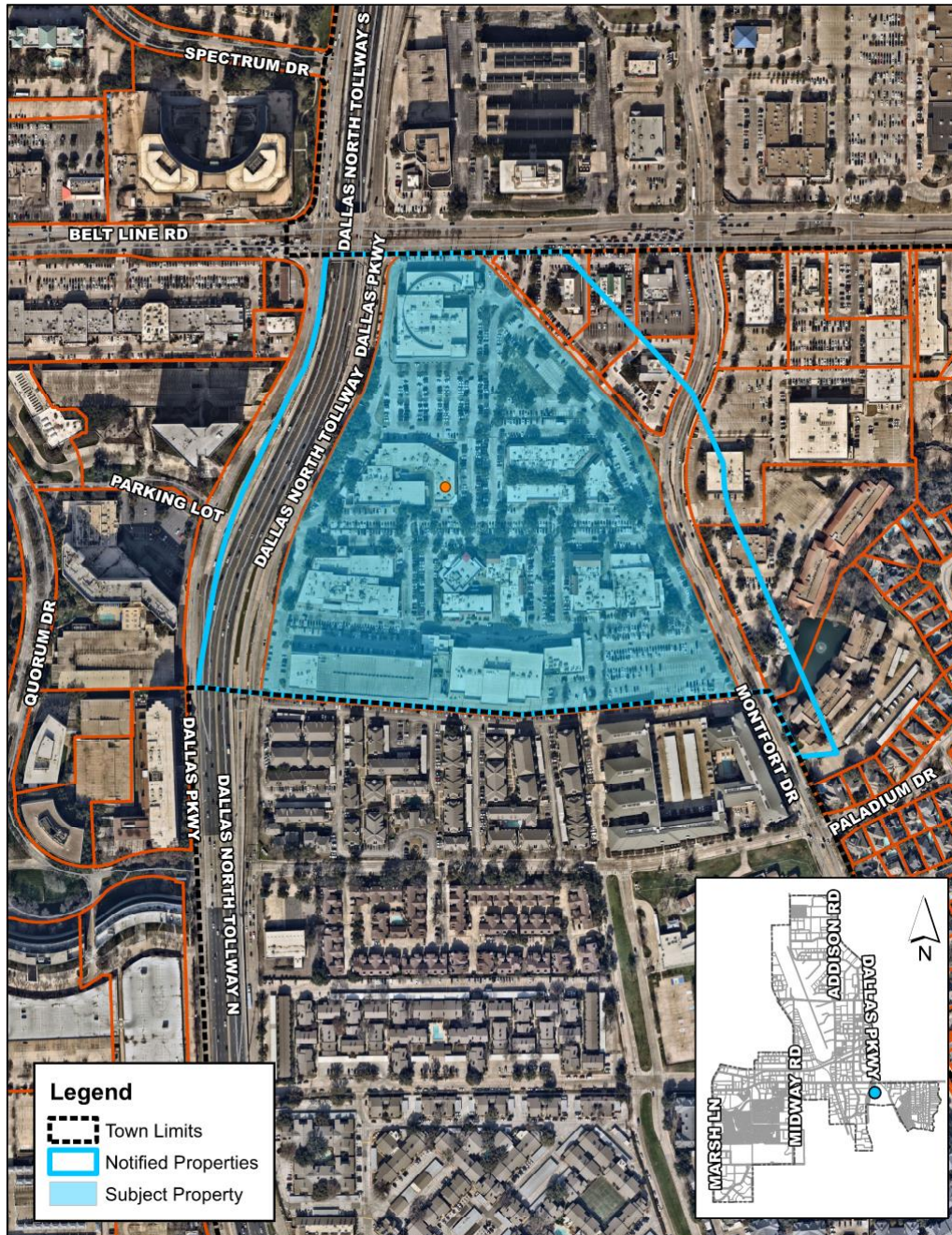
1905-SUP Plans

1905-SUP Renderings

1905-SUP

PUBLIC HEARING Case 1905-SUP/5100 Belt Line Road, Suite 800 & 812 (Ill Forks).
Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 800 and 812, that is currently zoned Planned Development (PD), through Ordinance No. O23-03, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

LOCATION MAP





February 20, 2024

STAFF REPORT

RE: 1905-SUP/5100 Belt Line Road, Suite 800 & 812 (III Forks)

LOCATION: 5100 Belt Line Road, Suite 800 & 812

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 12/21/2023)

APPLICANT: Rocky Vanover, III Forks Addison, LP

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite 800 and 812. The proposed restaurant would occupy two currently vacant suites within Village on the Parkway, generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The space was formerly occupied by retail stores, Chico’s and Soma. The center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O23-03.

III Forks is a steakhouse, offering a fine dining menu and atmosphere. The concept first originated in North Texas in 1998. The concept now operates in Frisco, Texas, Austin, Texas, and Jacksonville, Florida. The restaurant’s menu includes high-quality steaks, seafood, pork, and complementary side dishes. The bar will provide a variety of cocktails and wine.

The restaurant proposes to combine two existing suites (800 and 812), resulting in a 6,002 square foot space in Block 800 at Village on the Parkway. A new patio would provide an additional 554 square feet of outdoor dining area. III Forks proposes to offer alcohol sales for on-premises consumption at a new bar within the restaurant. The proposed operating hours are 4:30 pm – 10:00 pm, Sunday through Thursday and 4:30 pm – 11:00 pm on Friday and Saturday. It is anticipated that III Forks will have a total of 60-75 hourly employees and a management team of 6 employees.

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

Proposed Plan: With this request, III Forks proposes an interior and exterior remodel and a new patio with perimeter landscaping. The proposed restaurant will provide seating for approximately 233 individuals (189 indoor and 44 patio seats). The interior floor plan is comprised of two private dining rooms, kitchen and service areas, a bar, and table, booth, and bar seating throughout. The restaurant will utilize the solid waste facilities within the existing service yard, northwest of the suite.

Parking: PD, Ordinance No. O23-03, identifies a parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The center currently requires a total of 2,127 parking spaces. The addition of a 554 square foot patio would result in a total required parking of 2,130 spaces.

The total, approved parking to be provided within the center is 2,260 spaces (1,638 surface spaces and 622 garage spaces). This includes the redevelopment and site improvements within Block 900 of Village on the Parkway, which is currently under construction (approved via Ordinance No. O23-03). The proposal is in compliance with the parking requirements.

Exterior Facades: III Forks proposes a remodel to the west, south, and east facades as reflected in the façade plans and renderings. The primary entrance to the restaurant will be on the east façade, near the northeast corner of the suite. A new canopy is proposed at the new primary entrance. The façade materials include stucco, faux wood, metal, and glass.

A new outdoor patio will be constructed along the south and east perimeter of the restaurant. The patio will have a retractable fabric cover to provide shade.

Landscaping and Open Space: The proposed landscape modifications include new shrubs, perennials, groundcover, and ornamental grasses within existing landscape beds southeast of the restaurant and new planters surrounding the proposed patio spaces. The new planters will be irrigated and reinforced to provide a safety barrier for customers.

This request does not include a decrease in open space provided or the removal of any existing trees.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The addition of III Forks at Village on the Parkway will expand the fine dining restaurant offerings in Addison and provide new outdoor dining space within the center. The restaurant will occupy two vacant suites and will include a significant reinvestment resulting in a unique and modern exterior façade.

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

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



January 11, 2024

Town of Addison Development Services

16801 Westgrove Drive

Addison, TX 75001

RE: III Forks Addison - Letter of Intent and Description of Brand

To whom it may concern,

Brief History

The iconic North Texas steakhouse first opened along the Dallas North Tollway in 1998, earning acclaim and accolades. III Forks decamped the grandiose original location in 2020, moving to a more intimate space in Frisco along the Sam Rayburn Tollway at Legacy Drive. The brand also operates in downtown Austin TX and in Jacksonville FL. Each III Forks is built to suit the local market based on the original values and standards – Exceptional Food, Excellent Service and Extraordinary People.

The menu is a curated selection of the finest beef including USDA Prime, American Wagyu, Certified Angus Beef and Japanese Wagyu steaks. The menu also offers a range of alternatives including Chilean Sea Bass, Cold Water Lobster, Double Cut Pork Chops and more. The flavors are complemented by a range of side dishes such as Brussel Sprouts, Asparagus, Macaroni Lobster and Cheese, and fresh off the cob Creamed Corn. III Forks proudly pours craft cocktails and world-class wines.

The fine dining restaurant offers an atmosphere that is elegant, sophisticated and suited to entertaining business associates and friends who appreciate the finer things in life.



III Forks Addison

The proposed III Forks restaurant in Addison, TX is 6,002 SF, including a bar and patio dining. We anticipate having approximately 60- 75 hourly employees, being led by a management team of about 6; the management team includes chefs, bar managers, a GM, and an Assistant GM. This location will be open 7 days a week from 4:30 to 10:00 pm (11:00 pm on Fri/Sat) with the exception of a few holidays.

Should you have any questions or concerns, please do not hesitate to contact me directly.

Rocky Vanover

Vice President, Design & Construction
Consolidated Restaurant Operations, Inc.
12200 N Stemmons Fwy – Suite 100
Dallas TX 75234
(972) 241-5500
rvanover@croinc.com

BELT LINE ROAD

SAKOWITZ DRIVE
PUBLIC ROW

DALLAS PARKWAY

MONTFORT DRIVE

NEW/ EXISTING
COMPACTOR
DUMPSTER LOCATION
IN EXISTING REAR
SERVICE YARD

EX. UNIT WATER
METER TO MEET
CURRENT STANDARDS

PROPOSED
III FORKS LOCATION
UNITS 800 & 812

ENTRY CANOPY

EXISTING PARKING COUNT:

EXISTING REQUIRED PARKING: 2,127 (1,699 SPACES FOR RETAIL/
RESTAURANT & 428 SPACES FOR
THEATER)
EXISTING APPROVED PARKING: 2,260
TOTAL SQUARE FOOTAGE: 382,156 SQFT WITH PATIOS

PROPOSED PARKING COUNT:

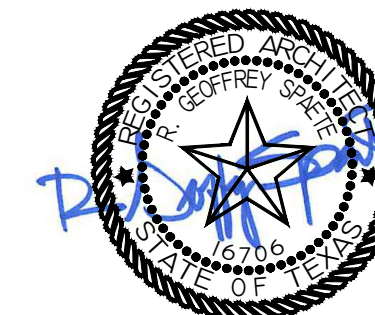
ADDED PATIO SQUARE FOOTAGE: 554 SQFT
NO. OF NEW SPACES REQUIRED: 2.46 SPACES
PROPOSED TOTAL SQUARE FOOTAGE: 382,710 SQFT WITH PATIOS
PROPOSED REQUIRED PARKING: 2,130
EXISTING APPROVED PARKING: 2,260

ARCHITECT:

Harrison.

U S A, LLC

TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257



R. GEOFFREY SPAETE #16706
01/12/2024

REVISIONS:

Δ	date	revision

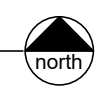
SUP SUBMITTAL
CASE No. 1905-SUP

project name and address
III FORKS RESTAURANT
ADDISON, TX
Address:
5100 BELT LINE ROAD
STE. 800 & 812
DALLAS, TX 75254

date: 12-20-2023
drawn by: STAFF
reviewed by: GS
project #: 5440

sheet title
ARCHITECTURAL
SITE PLAN

sheet number
A001



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OWNER
VP Design, Construction & Facilities
Consolidate Restaurant Operations, Inc.
12200 Stemmons Freeway
Suite 100
Dallas, TX 75234

ARCHITECT
Harrison
14850 Quorum Drive
Suite 450
Dallas, TX 75254


III FORKS RESTAURANT
ADDISON, TEXAS
CASE#: 1905-SUP

Rev:	Date:	Description:

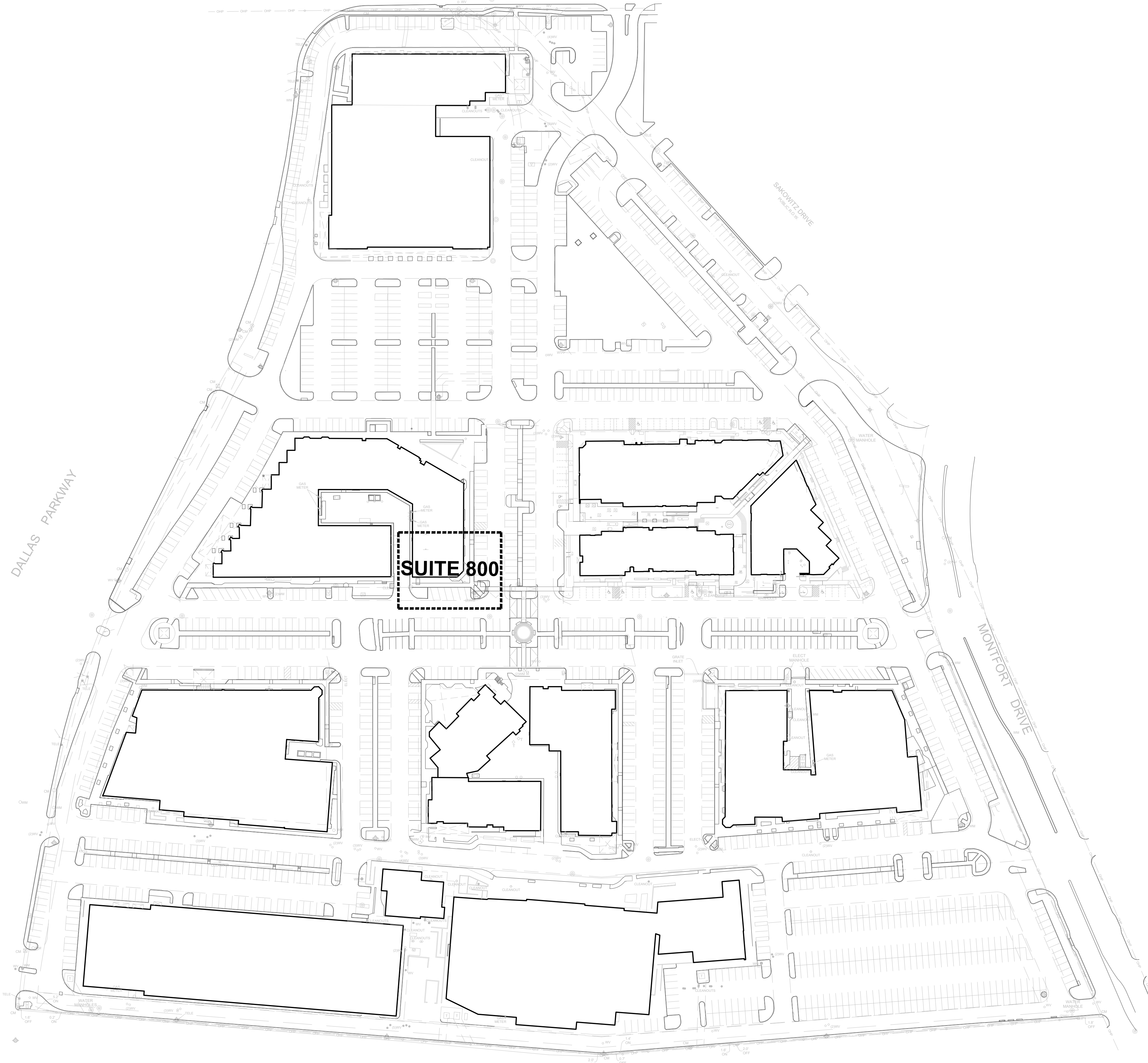
Project Number: 24003
Date: FEBRUARY 1, 2024
Issue: PERMIT

Sheet Title:
VICINITY PLAN

Sheet Number:
L-1



BELT LINE ROAD

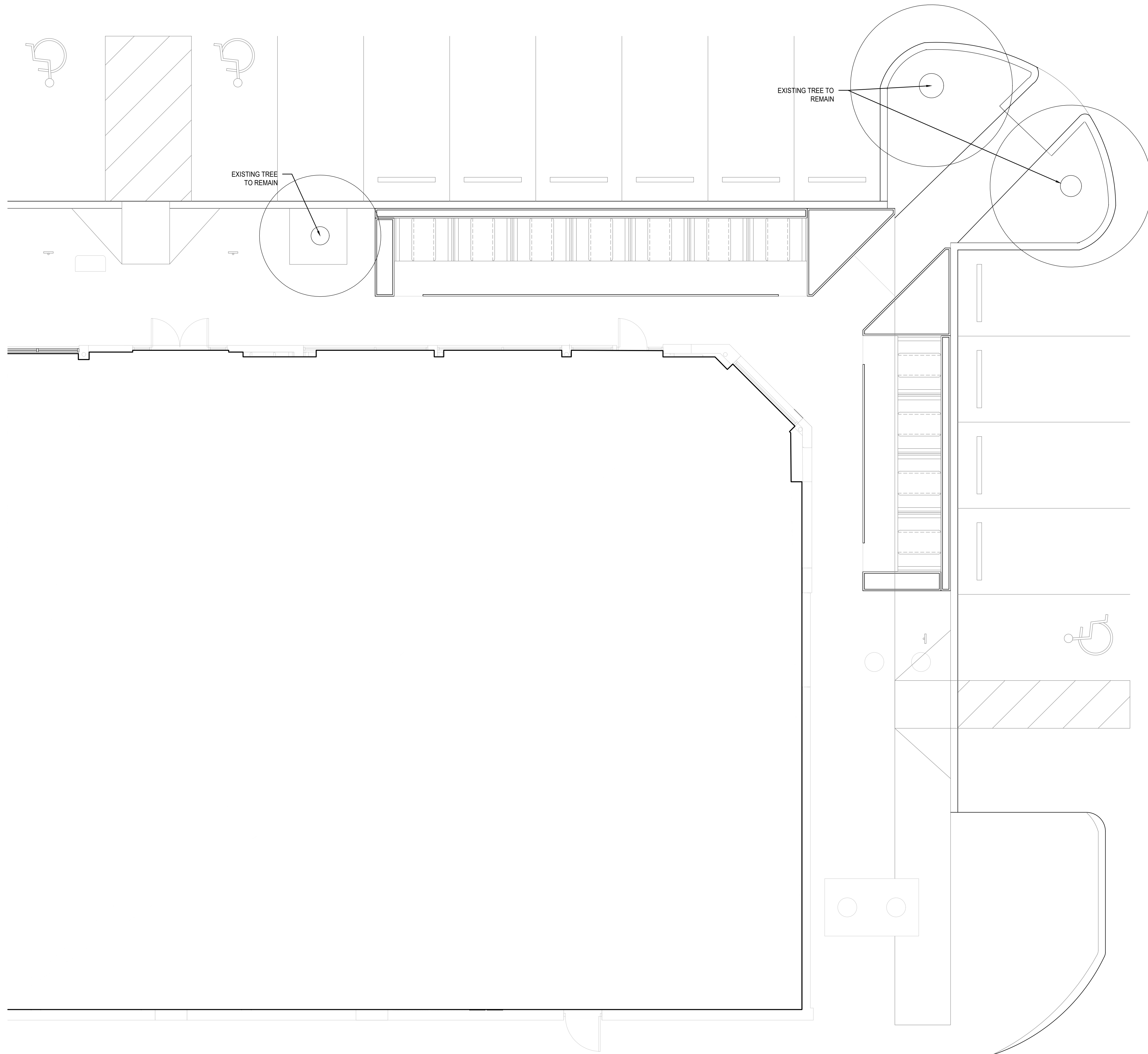


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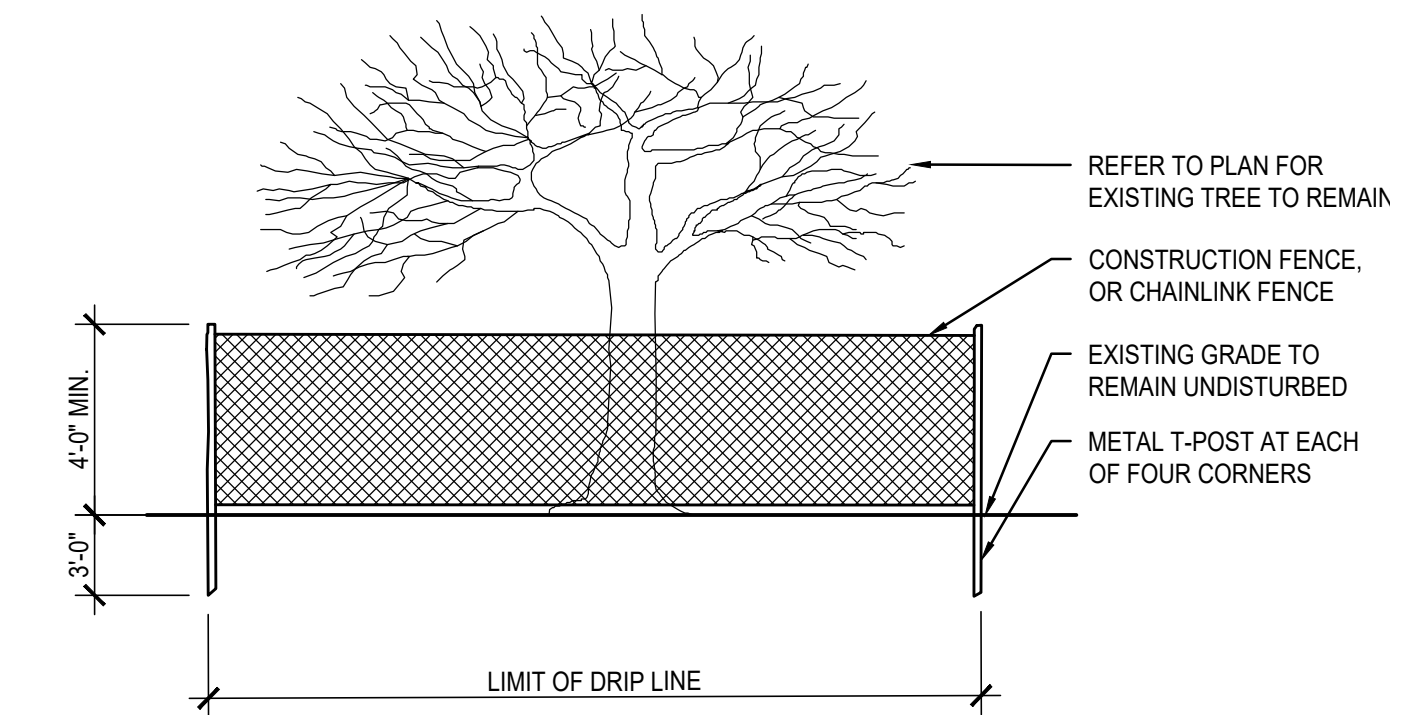
1 VICINITY PLAN

0' 40' 80' 160'
SCALE: 1"=80' NORTH

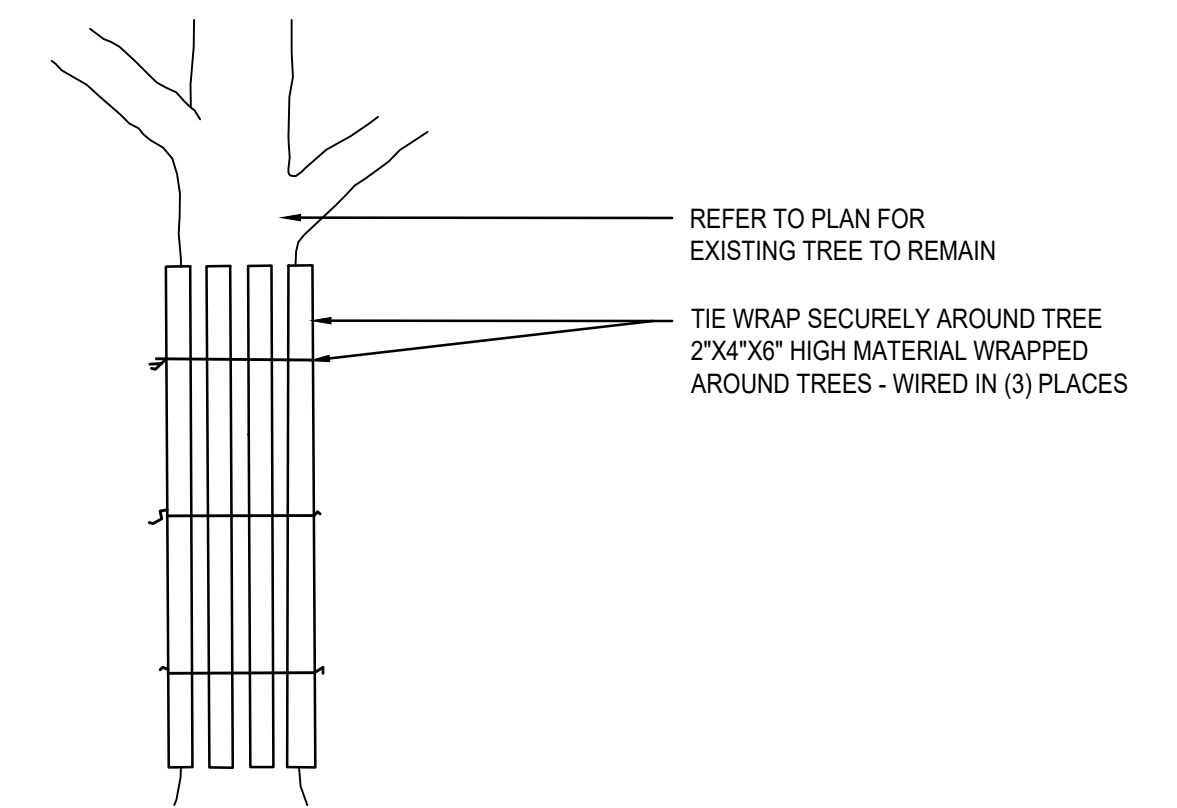
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NOTES:
 ALL EXISTING TREES ARE TO REMAIN.
 CONTRACTOR SHALL PROTECT EXISTING TREES AT ALL TIME

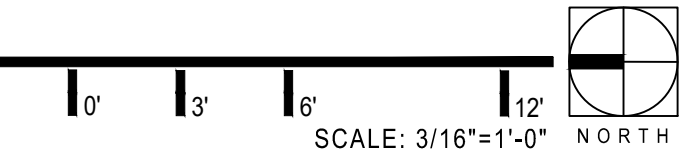


2 TREE PROTECTION FENCING
 ELEVATION NOT TO SCALE



3 TREE WRAP PROTECTION
 ELEVATION NOT TO SCALE

1 TREE PROTECTION PLAN



OWNER
 VP Design, Construction & Facilities
 Consolidate Restaurant Operations, Inc.
 12200 Stemmons Freeway
 Suite 100
 Dallas, TX 75234

ARCHITECT
 Harrison
 14850 Quorum Drive
 Suite 450
 Dallas, TX 75254

III FORKS RESTAURANT
 ADDISON, TEXAS
 CASE#: 1905-SUP

Rev:	Date:	Description:

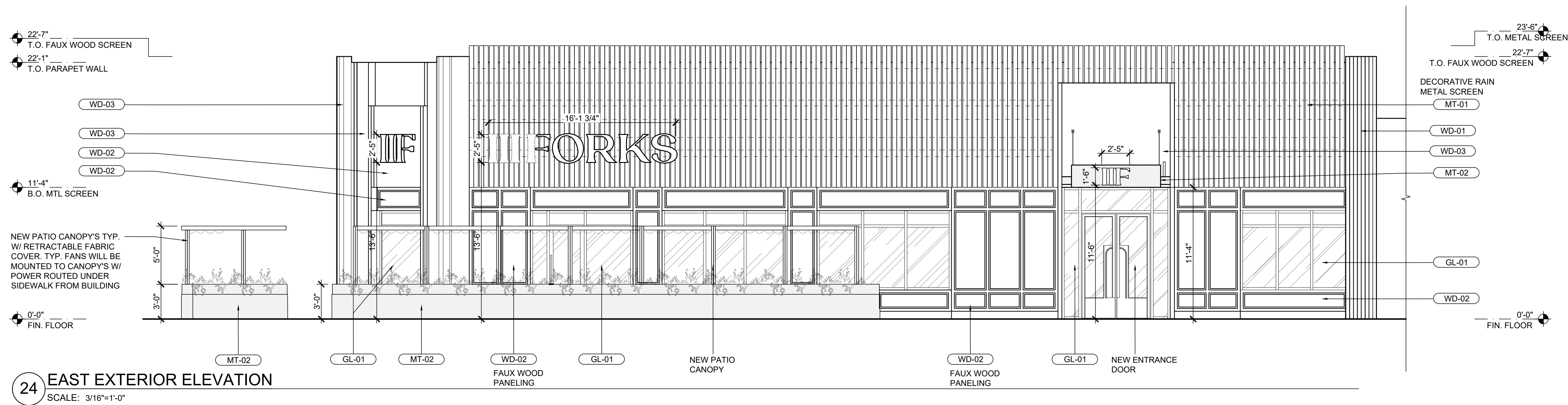
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 Date: FEBRUARY 1, 2024
 Issue: PERMIT

Sheet Title:
TREE PROTECTION PLAN

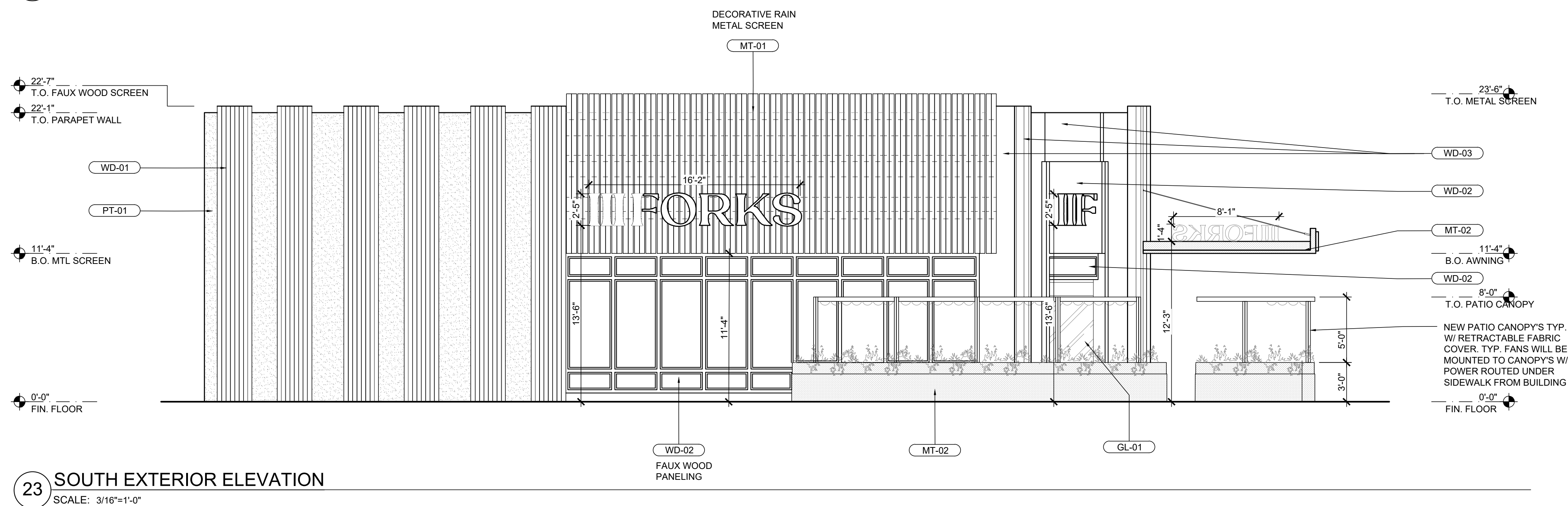
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02/01/24

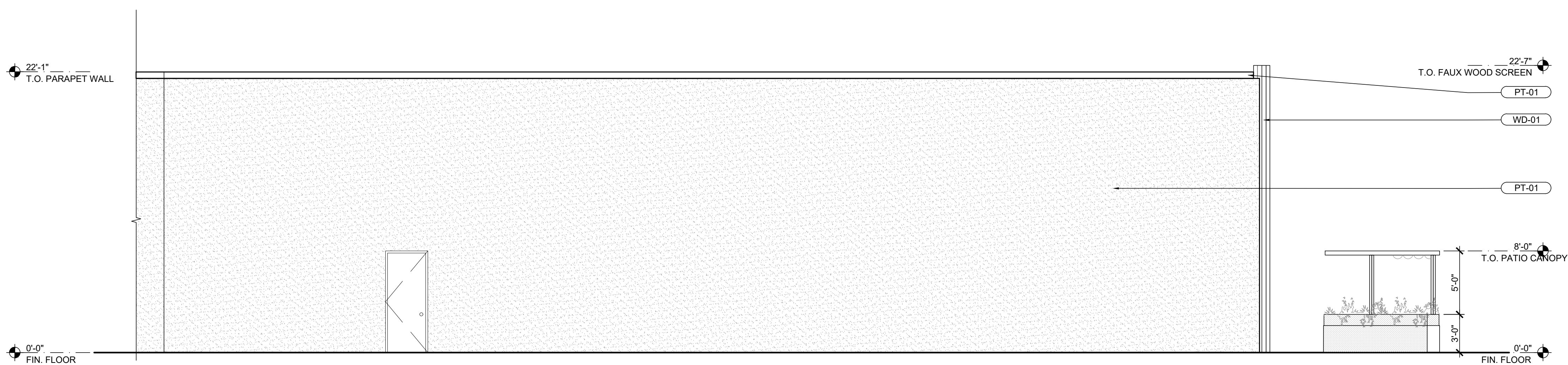
SIGNAGE IS NOT APPROVED VIA ZONING AND APPLICANT ACKNOWLEDGES THAT A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR SIGNAGE



24 EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



23 SOUTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



21 WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

BUILDING MATERIAL CALCULATIONS

ELEVATION	MATERIAL	CALCULATION %
EAST EXTERIOR ELEVATION	GLASS(STOREFRONT)	14%
	STUCCO	0%
	METAL SCREEN	41%
	FAUX WOOD	17%
WEST EXTERIOR ELEVATION	GLASS(STOREFRONT)	0%
	STUCCO	99%
	METAL SCREEN	0%
	FAUX WOOD	1%
SOUTH EXTERIOR ELEVATION	GLASS(STOREFRONT)	1%
	STUCCO	6%
	METAL SCREEN	36%
	FAUX WOOD	25%
TOTAL	GLASS	20%
	STUCCO	105%

FINISH LEGEND

	PT-01 NEW STUCCO PAINTED CREAM
	WD-01 NEW FAUX TAMBOR WOOD BRAZILIAN IPE FINISH
	WD-02 NEW FAUX WOOD PANELLING PAINTED DARK BROWN
	WD-03 NEW FAUX WOOD SIDING BRAZILIAN IPE FINISH
	MT-01 NEW BURNT GOLD METAL PANEL
	MT-02 NEW BLACK METAL FINISH
	GL-01 NEW GLASS

FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257



R. GEOFFREY SPAETE #16706
01/12/2024

REVISIONS:

Δ	date	revision

SUP SUBMITTAL
CASE No. 1905-SUP

project name and address

III FORKS RESTAURANT
ADDISON, TX

Address:
STUBBETT LINE ROAD
S I E - 800 & 812
DALLAS, TX 75254

date: 12-20-2023
drawn by: STAFF
reviewed by: GS
project #: 5440

sheet title
EXTERIOR ELEVATIONS

sheet number
A200



THE FORKS



IIFORKS

IIF



CORNER TREES HIDDEN FOR CLARITY



THUR



III FORKS

III

Meeting Date: 02/20/2024

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend the concept plan established by Planned Development (PD) Ordinance No. O07-034 and amended by PD Ordinance No. O16-017, for a 15.173± acre property generally located at the terminus of Ponte Avenue, south of Vitruvian Park and west of Bella Lane, to allow for the future development of a phased multifamily development comprised of 1,144 multifamily dwelling units and associated amenities. Case 1904-Z/Vitruvian, Block 300 Amendment (Vitruvian, Block 300). **DUE TO LACK OF QUORUM, NO ACTION WILL BE TAKEN ON THIS ITEM AT THE FEBRUARY 20, 2024 PLANNING & ZONING COMMISSION MEETING.**

Recommendation:

No action will be taken on this item.
