



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

TUESDAY, SEPTEMBER 17, 2024

**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 17, 2024 at 6:00 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. 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

Planning & Zoning Commission Purpose Statement

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 20, 2024 Planning and Zoning Commission Meeting.

2. Present, discuss, and consider action on a Replat for Greenhill School Addition, Lot 1R, Block 1, for an existing private school on 72.86± acres located at the northwest corner of Midway Road and Spring Valley Road, addressed as 4141 Spring Valley Road. Case R2024-02/Greenhill School Addition.

Regular Agenda:

3. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5312 Belt Line Road, that is currently zoned Planned Development (PD), through Ordinance No. 496, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1920-SUP/5312 Belt Line Road (Hachi Restaurant).
4. Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. 022-26, for property located at 4580 Belt Line Road, that is currently zoned Local Retail (LR), to allow modifications to the development plan. Case 1921-SUP/4580 Belt Line Road (Toasted Yolk SUP Amendment).
5. 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 410A, 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 1922-SUP/5100 Belt Line Road, Suite 410A (Landmark Grill).
6. 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 732, 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 1923-SUP/5100 Belt Line Road, Suite 732 (Nouveau).

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, Director of Development & Neighborhood Services
DATE POSTED: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Planning & Zoning Commission

1.

Meeting Date: 09/17/2024

Agenda Caption:

Consider Action on the minutes from the August 20, 2024 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the August 20, 2024 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the August 20, 2024 Planning & Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

August 20, 2024

6:00 P.M. - Council Chambers

Addison Conference Center, 15650 Addison Road, Addison, TX 75001

Present: Chair Denise Fansler; Vice Chair Diane Chavez; Commissioner Jimmy Barker;
Commissioner Tom Braun; Commissioner EJ Copeland; Commissioner Chelsey Smith;
Commissioner Tyler Sommers

Call Meeting to Order

Chair Fansler called the meeting to order.

Pledge of Allegiance

Chair Fansler led the Pledge of Allegiance.

Planning & Zoning Commission Purpose Statement

Chair Fansler recited the Planning and Zoning Commission Purpose Statement.

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 11, 2024 Joint City Council and Planning & Zoning Commission Meeting.
2. Consider Action on the minutes from the July 16, 2024 Planning and Zoning Commission Meeting.

Motion: Recommend approval, as presented.

Moved by Commissioner Tom Braun, Seconded by Commissioner Jimmy Barker

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

Regular Agenda:

3. Present, discuss, and consider action on a Site Plan for 6.06 acres, all located on the Addison Airport, for four airport hangars, on the south side of Claire Chennault Drive, addressed as 4570 Claire Chennault Drive. Case SP2024-03/Sky Harbour, Phase II.

Lesley Nyp, Director of Development & Neighborhood Services, presented a request for approval of a site plan for 6.06 acres, all located on the Addison Airport, for four airport hangars, on the south side of Claire Chennault Drive, addressed as 4570 Claire Chennault Drive. The proposed site plan includes four structures. The structures are single-story with a mezzanine. The primary use of the structures will be for aircraft hangar space. In addition to the hangar space, the structures are proposed to include restroom facilities, garages, lounge areas, and office space. The site includes a continuous apron to serve all hangars on the east side of the site, which has direct access to Taxilane U. The site has vehicular and emergency service access at two points on the south side of Claire Chennault Drive.

Staff recommends approval of the site plan.

Motion: Recommend approval of the site plan, Case SP2024-03/Sky Harbour, Phase II, as presented.

Moved by Commissioner Jimmy Barker, Seconded by Commissioner Chelsey Smith

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

4. Present, discuss, and consider action on a Replat for Huie Addison Addition, Lot 1R, Block A for a multi-building office development and private school on 8.6± acres generally located at the southwest corner of Midway Road and Proton Drive, addressed as 14275, 14285, and 14295 Midway Road. Case R2024-04/Huie Addison Addition (Westwood Montessori).

Lesley Nyp, Director of Development & Neighborhood Services, presented the request for a replat for the Huie Addison Addition, Lot 1R, Block A. Staff recommends approval for the replat request.

Motion: Recommend approval of the replat request for Huie Addison Addition, Case R2024-04.

Moved by Vice Chair Diane Chavez, Seconded by Commissioner Chelsey Smith

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

5. Present, discuss, and consider action on a Replat for Greenhill School Addition, Lot 1R, Block 1, for an existing private school on 72.86± acres located at the northwest corner of Midway Road and Spring Valley Road, addressed as 4141 Spring Valley Road. Case R2024-02/Greenhill School Addition.

Lesley Nyp, Director of Development & Neighborhood Services, stated that the applicant has requested a 30-day extension to provide additional time to address staff comments.

Motion: Recommend approval of the 30-day extension request on the replat for Greenhill School Addition, Case R2024-02.

Moved by Commissioner Tom Braun, Seconded by Commissioner Jimmy Barker

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

6. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for an existing private school, Greenhill School, located at 4141 Spring Valley Road, currently zoned R-1 Single Family Dwelling and Planned Development (PD), through Ordinance 084-092, to allow a new private school building. Case 1916-SUP/Greenhill Athletic Performance Center.

Lesley Nyp, Director of Development & Neighborhood Services, presented a request for a Special Use Permit (SUP) for an existing private school, Greenhill School, located at 4141 Spring Valley Road, currently zoned R-1 Single Family Dwelling and Planned Development (PD), through Ordinance 084-092, to allow a new private school building.

With this request, Greenhill School is proposing to construct a new two-story, 21,250 square foot, Athletic Performance Center in the southwest corner of the campus. The new site improvements will also include the relocation of outdoor tennis courts and field hockey field and new parking to serve the facility. The building and parking area will have access from a new entrance on Spring Valley Road. Security fencing will remain around the perimeter of the campus.

The Athletic Performance Center will house a weight room, locker rooms, sports medicine room, restroom facilities, storage, and meeting space. There is a small concession area proposed which is only intended to serve pre-packaged food and drink items. There is not additional classroom space proposed with the new building, and it is not intended to increase the student capacity at the school.

The new building will be primarily used by upper school athletes and will generally be open early morning through evenings during the school year (August-May). The peak times for the facility will be before and after school.

Staff recommends approval of this SUP request.

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

Applicant:

- Victoria Morris, 2323 Ross Avenue, Suite 600
- Micah Davis, 2218 Bryan Street, Suite 200

Motion: Recommend approval of the SUP, Case 1916-SUP/Greenhill Athletic Performance Center, as presented.

Moved by Commissioner EJ Copeland, Seconded by Commissioner Tom Braun

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

7. Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. 022-26, for property located at 4580 Belt Line Road, that is currently zoned Local Retail (LR), to allow modifications to the development plan. Case 1921-SUP/4580 Belt Line Road (Toasted Yolk SUP Amendment). **(POSTPONED)**

Lesley Nyp, Director of Development & Neighborhood Services, stated that the applicant has requested that the request to amend Special Use Permit (SUP), Ordinance No. 022-26, for property located at 4580 Belt Line Road, that is currently zoned Local Retail (LR), to allow modifications to the development plan, be postponed until the next meeting.

Motion: Recommend approval to postpone the request for a Special Use Permit Amendment, Case 1921-SUP.

Moved by Commissioner Tom Braun, Seconded by Vice Chair Diane Chavez

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

Passed

8. Hold a public hearing, present, discuss, and consider action on a request to amend Planned Development (PD) Ordinance No. 083-071, located at 3953 Belt Line Road, to allow for modified permitted uses and development plans for an existing multi-tenant retail center. Case 1915-Z/3953 Belt Line Road PD Amendment. (**POSTPONED**)

Lesley Nyp, Director of Development & Neighborhood Services, stated that the property owner has requested that the request to amend Planned Development (PD) Ordinance No. 083-071, located at 3953 Belt Line Road, to allow for modified permitted uses and development plans for an existing multi-tenant retail center, be postponed indefinitely to address outstanding issues.

Motion: Recommend approval to postpone the request for a Planned Development Amendment, Case 1915-Z, indefinitely.

Moved by Commissioner EJ Copeland, Seconded by Commissioner Chelsey Smith

AYE: Chair Denise Fansler, Vice Chair Diane Chavez, Commissioner Jimmy Barker, Commissioner Tom Braun, Commissioner EJ Copeland, Commissioner Chelsey Smith, Commissioner Tyler Sommers

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

2.

Meeting Date: 09/17/2024

Agenda Caption:

Present, discuss, and consider action on a Replat for Greenhill School Addition, Lot 1R, Block 1, for an existing private school on 72.86± acres located at the northwest corner of Midway Road and Spring Valley Road, addressed as 4141 Spring Valley Road. Case R2024-02/Greenhill School Addition.

Recommendation:

Administration recommends approval.

Attachments

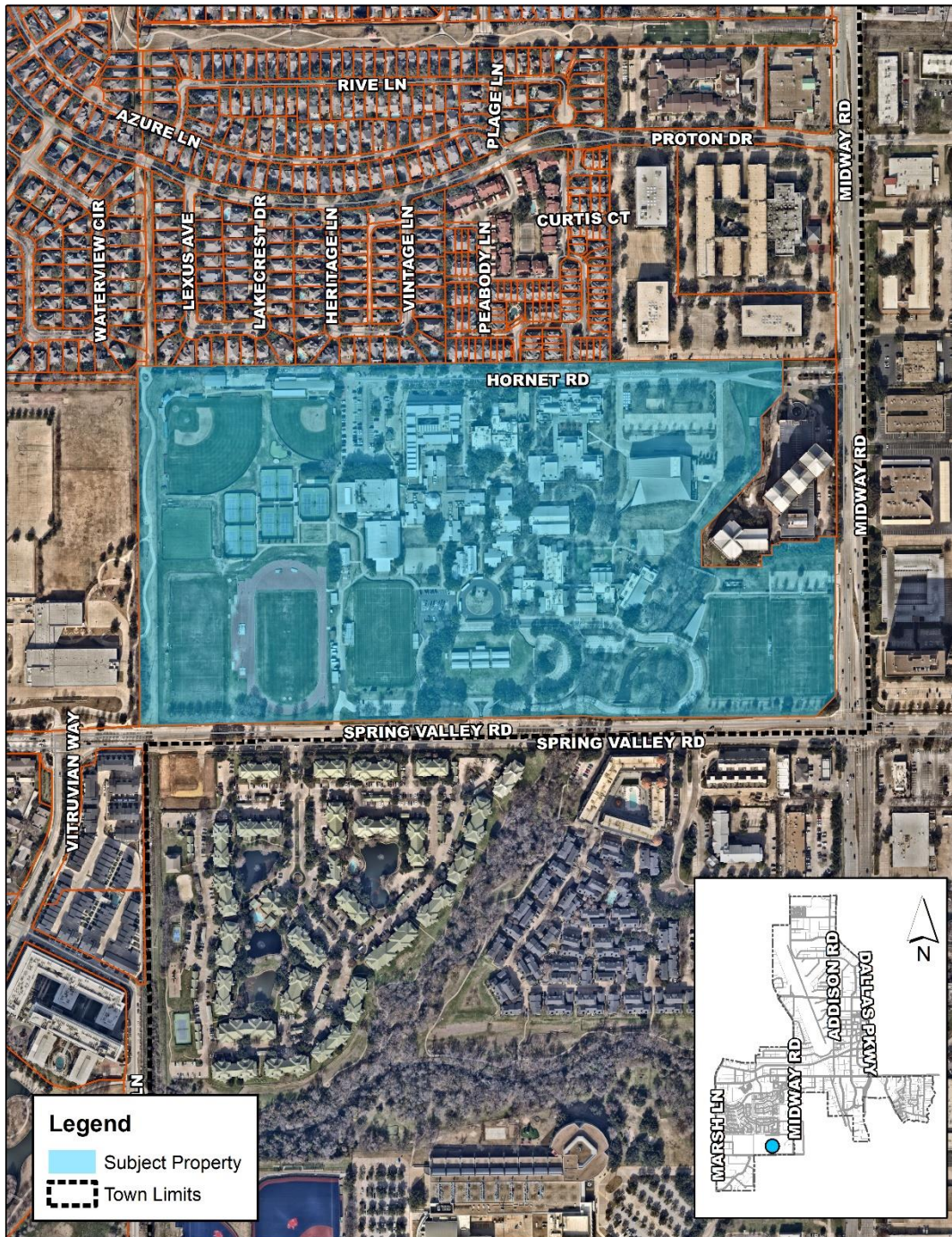
R2024-02 Staff Report

R2024-02 Replat

R2024-02

Case R2024-02/Greenhill School Addition. Present, discuss, and consider action on a Replat for Greenhill School Addition, Lot 1R, Block 1, for an existing private school on 72.86± acres located at the northwest corner of Midway Road and Spring Valley Road, addressed as 4141 Spring Valley Road.

LOCATION MAP





September 17, 2024

STAFF REPORT

RE: Replat for Greenhill School Addition

LOCATION: 72.86 acres located at the northwest corner of Midway Road and Spring Valley Road

REQUEST: Extension of consideration of a Replat

APPLICANT: Brian Wade, RLG Inc., on behalf of Greenhill School

DISCUSSION:

Background. The subject property is generally located at the northwest corner of Midway Road and Spring Valley Road, addressed as 4141 Spring Valley Road. It is anticipated that a Special Use Permit request to allow a new Athletic Performance Center for Greenhill School will be considered by City Council (Case 1916-SUP).

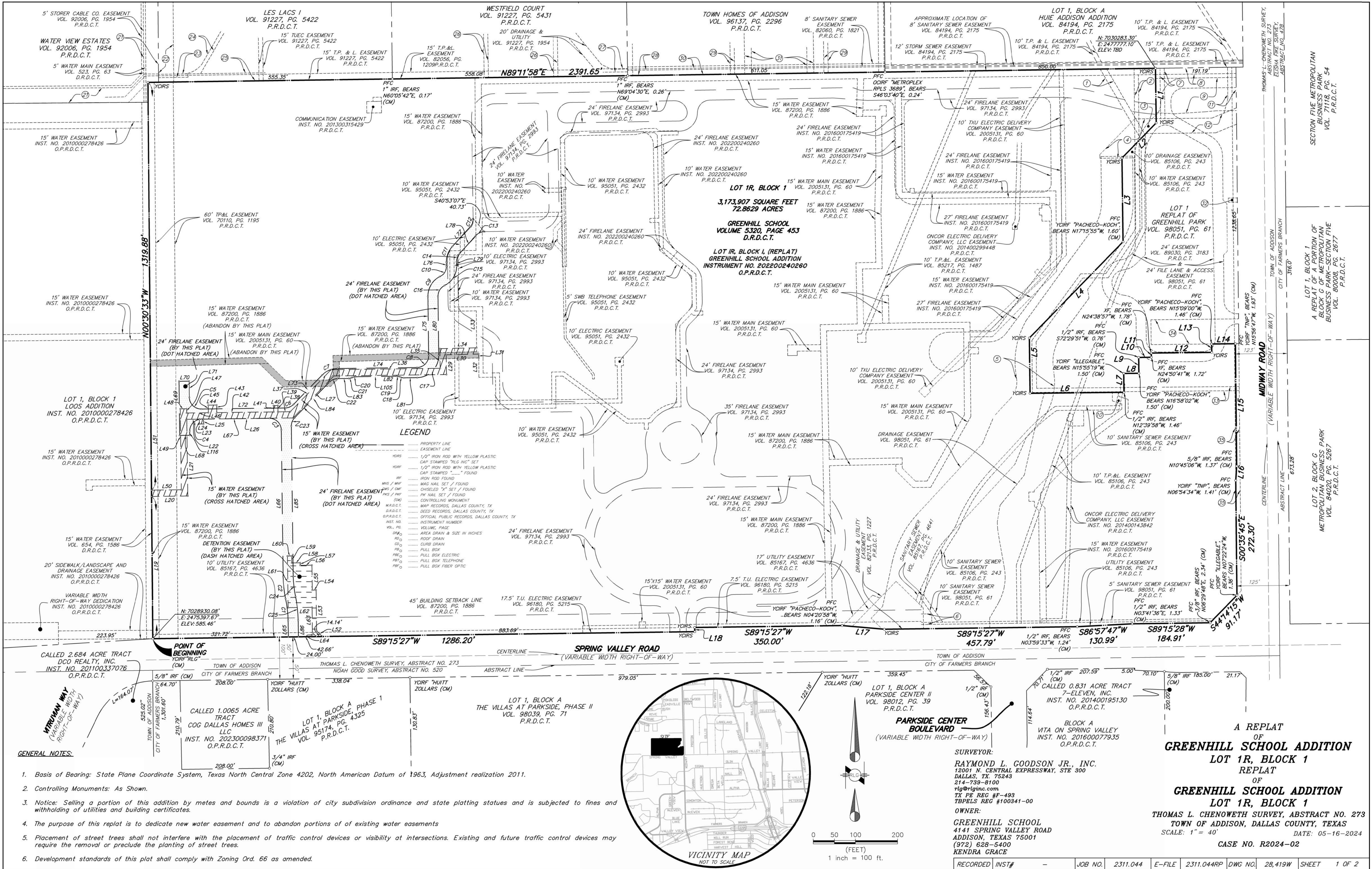
The purpose of this replat application is to abandon an existing utility easement and dedicate new utility, drainage, and fire lane easements to accommodate possible expansion of the school's athletic facilities and associated site improvements.

This replat does not create any new lots or modify any existing lot lines.

Engineering Review: The replat has been reviewed by Town staff and it complies with the Town's subdivision regulations and development standards.

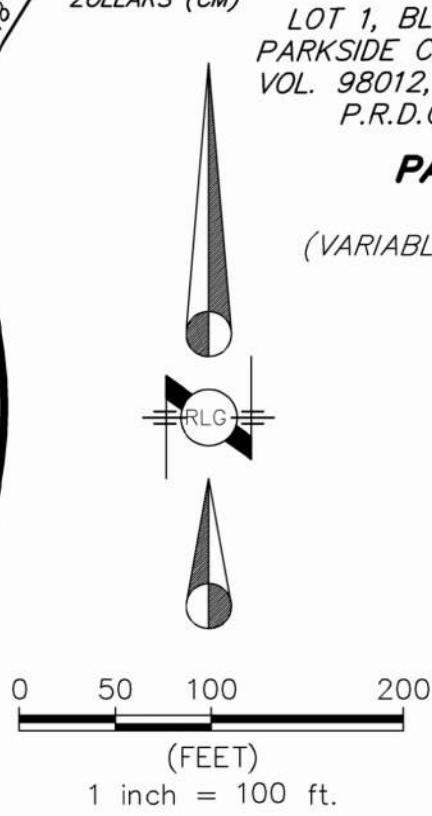
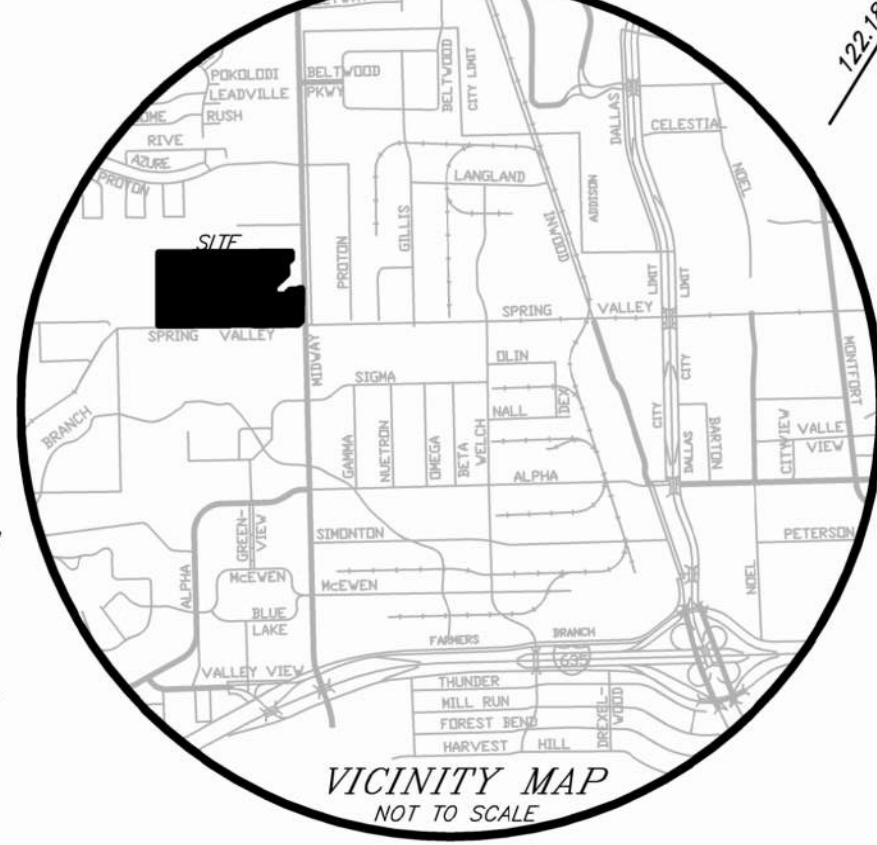
RECOMMENDATION:

Staff recommends approval of the replat.



GENERAL NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1963, Adjustment realization 2011.
2. Controlling Monuments: As Shown.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subjected to fines and withholding of utilities and building certificates.
4. The purpose of this replat is to dedicate new water easement and to abandon portions of existing water easements
5. Placement of street trees shall not interfere with the placement of traffic control devices or visibility at intersections. Existing and future traffic control devices may require the removal or preclude the planting of street trees.
6. Development standards of this plat shall comply with Zoning Ord. 66 as amended.



SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-9100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REG #100341-00

OWNER:
GREENHILL SCHOOL
4141 SPRING VALLEY ROAD
ADDISON, TEXAS 75001
(972) 628-5400
KENDRA GRACE

RECORDED	INST#	-	JOB NO.	2311.044	E-FILE	2311.044RP	DWG NO.	28,419W	SHEET	1 OF 2
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A REPLAT
OF
GREENHILL SCHOOL ADDITION
LOT 1R, BLOCK 1
REPLAT
OF
GREENHILL SCHOOL ADDITION
LOT 1R, BLOCK 1
THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
SCALE: 1" = 40'
DATE: 05-16-2024
CASE NO. R2024-02

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

§
§

WHEREAS GREENHILL SCHOOL is the sole owner of a called 72.8629 acre tract of land.

Being a 3,173,907 square feet (72.8629 acre) tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Town of Addison, Dallas County, Texas, being a portion of a tract of land described in a Special Warranty Deed to Greenhill School, recorded in Volume 5320, Page 453, Deed Records, Dallas County, Texas, being all of Lot 1R, Block 1, Greenhill School Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat recorded in Instrument Number 202200240260, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG" found in the north line of Spring Valley Road (a variable width right-of-way), for the southeast corner of Lot 1, Block 1 of Loos Addition, an addition to the Town of Addison, according to the plat recorded in Instrument Number 201000278426, Official Public records, Dallas County, Texas, and the southwest corner of said Lot 1R;

THENCE North 00°30'33" West, along the east line of said Lot 1, Block 1 and the west line of said Lot 1R, a distance of 1319.88 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for an ell corner of Waterview Estates, an addition to the Town of Addison, according to the plat recorded in Volume 92006, Page 1954, Plat Records, Dallas County, Texas, for the northwest corner of said Lot 1R;

THENCE North 89°11'58" East, along the north line of Lot 1R, passing at a distance of 555.35 feet to a point for corner for the southwest corner of Les Lacs I, an addition to the Town of Addison, according to the plat recorded in Volume 91227, Page 5422, Plat Records, Dallas County, Texas, and the southeast corner of Westfield Court, an addition to the Town of Addison, according to the plat recorded in Volume 91227, Page 5431, Plat Records, Dallas County, Texas, from which a 1" iron found bears North 60°05'42" East, a distance of 0.17 feet, and continuing for a distance of 1113.43 feet to a point for corner for the southwest corner of said Westfield Court, and the southeast corner of Town Homes of Addison, an addition to the Town of Addison, according to the plat recorded in Volume 96137, Page 2296, Plat Records, Dallas County, Texas, from which a 1" iron found bears North 69°04'30" East, a distance of 0.26 feet, and continuing for a distance of 1724.48 feet to a point for corner for the southwest corner of said Town Homes of Addison, and the southeast corner of Lot 1, Block A, of Huie Addison Addition, an addition to the Town of Addison, according to the plat recorded in Volume 84194, 2175, Plat Records, Dallas County, Texas, from which a 1/2" iron rod with orange cap stamped "METROPLEX RPLS 3689" found bears South 46°03'40" East, a distance of 0.24 feet, and continuing for a total distance of 2391.65 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the south line of said Lot 1, Block A, for the northwest corner of Lot 1, of Greenhill Park, an addition to the Town of Addison, according to the plat recorded in Volume 98051, Page 61, Plat Records, Dallas County, Texas, and the northeast corner of said Lot 1R;

THENCE along the common line between said Lot 1R and Lot 1, of said Greenhill Park, the following bearings and distances:

South 00°44'33" East, a distance of 129.53 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 44°15'27" West, a distance of 116.21 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 00°44'33" East, a distance of 198.79 feet to a point for corner, from which a 1/2" iron rod with yellow plastic cap stamped "PACHECO-KOCH" found bears North 17°15'55" West, a distance of 1.60 feet;

South 44°15'27" West, a distance of 318.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 00°44'33" East, a distance of 131.21 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 89°24'55" East, a distance of 222.83 feet to a point for corner, from which a 1/2" iron rod found bears North 12°39'58" West, a distance of 1.46 feet;

North 00°35'05" West, a distance of 44.82 feet to a point for corner, from which a 1/2" iron rod with yellow plastic cap (illegible) found bears North 15°55'19" West, a distance of 1.5 feet;

North 89°29'27" East, a distance of 35.90 feet to a point for corner, from which a 1/2" iron rod with yellow plastic cap stamped "PACHECO-KOCH" found bears North 16°58'02" West, a distance of 1.50 feet;

North 00°30'33" West, a distance of 37.77 feet to a point for corner, from which a 1/2" iron found bears South 72°29'51" West, a distance of 0.76 feet;

North 89°24'55" East, a distance of 29.88 feet to a point for corner, from which a chiseled "X" found bears North 24°50'40" West, a distance of 1.72 feet;

North 00°35'05" West, a distance of 10.01 feet to a point for corner, from which a chiseled "X" found bears, North 24°38'57" West, a distance of 1.78';

North 89°24'55" East, a distance of 143.44 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 00°46'17" West, a distance of 20.00 feet to a point for corner, from which a 1/2" iron rod with yellow plastic cap stamped "PACHECO-KOCH" found bears North 15°09'00" West, a distance of 1.45 feet;

North 89°24'55" East, a distance of 56.45 feet to a point for corner on the west right-of-way line of Midway Road (a variable width right-of-way), for the southeasterly corner of Lot 1, said Greenhill Park, and the east corner of said Lot 1R, from which a 1/2" iron rod with yellow plastic cap stamped "TNP" found, a distance of 1.93 feet;

THENCE along the common line between said Lot 1R and said Midway Road, the following bearings and distances:

South 00°35'45" East, a distance of 290.35 feet to a point for corner, from which a 5/8" iron rod found bears North 10°45'06" West, a distance of 1.37 feet;

South 03°36'35" West, a distance of 34.09 feet to a point for corner, from which a 1/2" iron rod with yellow plastic cap stamped "TNP" found bears North 06°54'34" West, a distance of 1.41 feet;

South 00°35'45" East, a distance of 272.30 feet to a point for corner at the north end of a right-of-way corner clip between said Midway Road, and said Spring Valley Road, from which a 1/2" iron rod with yellow plastic cap (illegible) found bears North 07°22'24" West, a distance of 1.36 feet;

THENCE South 44°14'15" West, along said right-of-way corner clip, a distance of 91.17 feet to a point for corner at the south end of said right-of-way corner clip, and on the north line of said Spring Valley Road, for the southeast corner of said Lot 1R, from which a 3/8" iron rod found bears North 06°29'48" East, a distance of 2.34 feet;

THENCE along the common line between said Lot 1R and said Spring Valley Road, the following bearings and distances:

South 89°15'28" West, a distance of 184.91 feet to a point for corner, from which a 1/2" iron rod found bears North 03°41'36" East, a distance of 1.33 feet;

South 86°57'47" West, a distance of 130.99 feet to a point for corner, from which a 1/2" iron rod found bears North 03°59'33" West, a distance of 1.24 feet;

South 89°15'27" West, a distance of 457.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 85°01'46" West, a distance of 100.46 feet to a point for corner, from which a 1/2" iron rod with yellow plastic cap stamped "PACHECO-KOCH" found bears North 04°20'58" West, a distance of 1.16 feet;

South 89°15'27" West, a distance of 350.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 00°44'33" East, a distance of 10.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 89°15'27" West, a distance of 1286.20 feet to the POINT OF BEGINNING, containing 3,173,907 square feet or 72.8629 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GREENHILL SCHOOL, acting by and through its duly authorized agent, KENDRA GRACE does hereby adopt this plat, designating the herein described property as LOT 1R, BLOCK 1, GREENHILL SCHOOL ADDITION, an addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Addison, Texas, this the _____ day of _____, 2024.

By:

Kendra Grace
Associate Head of Scool

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian R. Wade, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Duncanville, Texas."

PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.
Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN under my hand and seal of office this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved and accepted by the Planning and Zoning Commission of the Town of Addison date this _____ of _____, 2024.

Planning and Zoning Chair

City Secretary, Town of Addison

①	T.P.&L. EASEMENT VOL. 85167, PG. 4631 P.R.D.C.T.	⑪	20" DRAINAGE EASEMENT VOL. 98051, PG. 61 P.R.D.C.T.	㉓	18.5' UTILITY & DRAINAGE EASEMENT VOL. 91227, PG. 5422 P.R.D.C.T.	㉔	58.9' IMPROVEMENT AREA VOL. 89030, PG. 3237 P.R.D.C.T.
②	10' WATER EASEMENT VOL. 85167, PG. 4631 P.R.D.C.T.	⑫	35" DRAINAGE EASEMENT VOL. 85106, PG. 243 P.R.D.C.T.	㉖	10' ELECTRIC EASEMENT VOL. 91227, PG. 1954 P.R.D.C.T.	㉕	10' SANITARY SEWER EASEMENT VOL. 98051, PG. 61 P.R.D.C.T.
③	FIRE LANE EASEMENT VOL. 85167, PG. 4647 P.R.D.C.T.	⑨	ACCESS EASEMENT VOL. 89030, PG. 3220 P.R.D.C.T.	㉗	8' SANITARY SEWER EASEMENT VOL. 82060, PG. 1621 D.R.D.C.T.		
④	DRAINAGE EASEMENT VOL. 85167, PG. 4657 P.R.D.C.T.	⑩	10' SANITARY SEWER EASEMENT VOL. 85167, PG. 4647 P.R.D.C.T.	㉘	12' STORM SEWER EASEMENT VOL. 96137, PG. 22296 P.R.D.C.T.		
⑤	CREEK EASEMENT VOL. 87071, PG. 3936 P.R.D.C.T.	⑪	20" DRAINAGE EASEMENT VOL. 98051, PG. 61 P.R.D.C.T.	㉙	10' UTILITY EASEMENT VOL. 96137, PG. 22296 P.R.D.C.T.		
⑥	25'X25' UTILITY EASEMENT VOL. 85167, PG. 4631 P.R.D.C.T.	⑫	35" DRAINAGE EASEMENT VOL. 85106, PG. 243 P.R.D.C.T.	㉚	15' T.P.&L. CO EASEMENT VOL. 82056, PG. 1210 VOL. 83183, PG. 4319 D.R.D.C.T.		
⑦	10' DRAINAGE EASEMENT VOL. 85106, PG. 243 P.R.D.C.T.	㉑	35' GREENBELT EASEMENT FOR PARK PURPOSES TO THE TOWN OF ADDISON VOL. 92006, PG. 1954 P.R.D.C.T.	㉛	16.17' UTILITY EASEMENT VOL. 96137, PG. 22296 P.R.D.C.T.		
⑧	10' UTILITY EASEMENT VOL. 85106, PG. 243 P.R.D.C.T.	㉒	35' GREENBELT EASEMENT FOR PARK PURPOSES TO THE TOWN OF ADDISON VOL. 91227, PG. 5422 P.R.D.C.T.	㉜	25'X10' WATER EASEMENT VOL. 85106, PG. 243 P.R.D.C.T.		
⑨	ACCESS EASEMENT VOL. 89030, PG. 3220 P.R.D.C.T.	㉓	8' SANITARY EASEMENT VOL. 82060, PG. 1618 D.R.D.C.T.	㉝	10' WATER EASEMENT VOL. 85106, PG. 243 P.R.D.C.T.		
⑩	10' SANITARY SEWER EASEMENT INST. NO. 201600175419 P.R.D.C.T.	㉔	10' DRAINAGE EASEMENT VOL. 91227, PG. 5422 P.R.D.C.T.				

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°44'33"E	129.53'
L2	S44°15'27"W	116.21'
L3	S0°44'33"E	198.79'
L4	S44°15'27"W	318.79'
L5	S0°44'33"E	131.21'
L6	N89°24'55"E	222.83'
L7	N0°35'05"W	44.82'
L8	N89°29'27"E	35.90'
L9	N0°30'33"W	37.77'
L10	N89°24'55"E	29.88'
L11	N0°35'05"W	10.01'
L12	N89°24'55"E	143.44'
L13	N0°46'17"W	20.00'
L14	N89°24'55"E	56.45'
L15	S0°35'45"E	290.35'
L16	S3°36'35"W	34.09'
L17	N85°01'46"W	100.46'
L18	S0°44'33"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N0°30'33"W	337.62'
L20	S89°17°09"W	85.75'
L21	S0°42'51"E	181.91'
L22	S89°17°09"W	29.86'
L23	N0°42'51"W	11.54'
L24	S89°17°09"W	10.00'
L25	S0°42'51"E	11.54'
L26	S89°17°09"W	212.15'
L27	N44°17°09'E	139.30'
L29	S0°42'51"E	46.81'
L30	S88°40'07"W	77.07'
L31	S0°20'47"E	9.24'
L32	S0°20'46"E	45.98'
L33	N0°20'46"W	87.61'
L34	S88°40'07"W	87.17'
L35	S0°42'51"E	46.65'
L36	S89°17°09"E	258.71'
L37	N44°17°09'E	139.30'
L38	S89°17°09"W	29.15'
L39	S0°42'51"E	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L40	N89°17°09"E	10.00'
L41	N0°42'51"W	15.00'
L42	N89°17°09"E	135.17'
L43	S0°42'51"E	18.00'
L44	S89°17°09"W	20.00'
L45	N0°42'51"W	18.00'
L46	N89°17°09"E	51.48'
L47	S0°42'51"E	10.00'
L48	N89°17°09'E	15.00'
L49	N0°42'51"W	191.91'
L50	N89°17°09"E	70.69'
L51	N0°30'33"W	967.26'
L52	N45°42'51"W	19.16'
L53	N0°42'51"W	96.93'
L54	S89°17°09"W	9.00'
L55	N0°42'51"W	59.01'
L56	S89°17°09"W	28.00'
L57	N0°42'51"W	5.99'
L58	S89°17°09"W	20.00'
L59	N0°42'51"W	16.50'

LINE TABLE		
LINE	BEARING	LENGTH
L60	S89°17°09"W	10.00'
L61	S0°42'51"W	122.50'
L62	N89°17°09"E	57.00'
L63	S0°42'51"E	60.08'
L64	S45°42'51"E	13.31'
L65	N0°46'46"W	39.23'
L66	N0°42'51"W	348.50'
L67	S89°17°09"W	161.18'
L68	S89°17°08"W	24.00'
L69	N0°42'51"W	128.50'
L70	N89°17°09"E	24.00'
L71	S0°42'51"E	38.50'
L72	N89°17°09"E	199.17'
L73	N44°17°09'E	96.97'
L74	N89°17°09"E	188.87'
L75	N0°42'51"W	140.57'
L76	N0°42'51"W	9.95'
L77	N42°03'52"E	63.36'
L78	N42°03'52"E	56.98'
L79	N0°42'51"W	9.95'

LINE TABLE		
LINE	BEARING	LENGTH
L80	N0°42'51"W	140.57'
L81	N89°17°09"E	32.18'
L82	N89°17°09'E	267.50'
L83	N89°17°09"E	26.69'
L84	N44°17°09'E	117.57'
L85	N0°42'51"W	357.19'
L86	N0°46'46"W	39.41'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.
C1	10°08'36"	294.26'	52.09'	N6°37'16"W
C2	10°08'36"	294.26'	52.09'	N6°37'16"W
C3	90°00'00"	28.00'	43.98'	N45°42'51"W
C4	90°00'00"	28.00'	43.98'	S44°17°09"W
C5	90°00'00"	28.00'	43.98'	S45°42'51"E
C6	45°00'00"	28.00'	21.99'	N66°47°09"E
C7	45°00'00"	52.00'	40.84'	N66°47°09"E
C8	90°00'00"	28.00'	43.98'	N44°17°09"E
C9	62°57'52"	52.00'	57.14'	N30°46°05'E
C10	68°20'05"	26.26'	31.32'	N33°37°08'E
C11	42°46'43"	54.00'	40.32'	N20°40'31"E
C12	43°00'06"	28.00'	21.01'	N20°33'49"E
C13	46°59'54"	28.00'	22.97'	N65°33'49"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.
C14	42°46'43"	30.00'	22.40'	N20°40'31"E
C15	64°58'15"	50.00'	56.70'	N31°46'17"E
C16	64°58'15"	28.00'	31.75'	N31°46'17"E
C17	90°00'00"	52.00'	81.68'	N44°17°09"E
C18	22°14'23"	20.00'	7.76'	S75°51°08"E
C19	25°58'54"	20.00'	9.07'	S77°43'24"E
C20	25°58'54"	20.00'	9.07'	N76°17'42"E
C21	22°14'23"	20.00'	7.76'	N74°25'26"E
C22	45°00'00"	28.00'	21.99'	N66°47°09"E
C23	45°00'00"	28.00'	21.99'	N21°47°09"E
C24	10°06'25"	270.26'	47.67'	N6°38'22"W
C25	10°10'22"	318.26'	56.51'	N6°36'23"W

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REC #F-493
TBPELS REC #100341-00

Planning & Zoning Commission

3.

Meeting Date: 09/17/2024

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5312 Belt Line Road, that is currently zoned Planned Development (PD), through Ordinance No. 496, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1920-SUP/5312 Belt Line Road (Hachi Restaurant).

Recommendation:

Administration recommends approval, with the following condition:

- There shall be no amplified noise, including speakers, instruments, or other amplifying sound devices used for the outdoor patio that generate audible noise beyond the property line past 10:00 PM.

Attachments

1920-SUP Staff Report

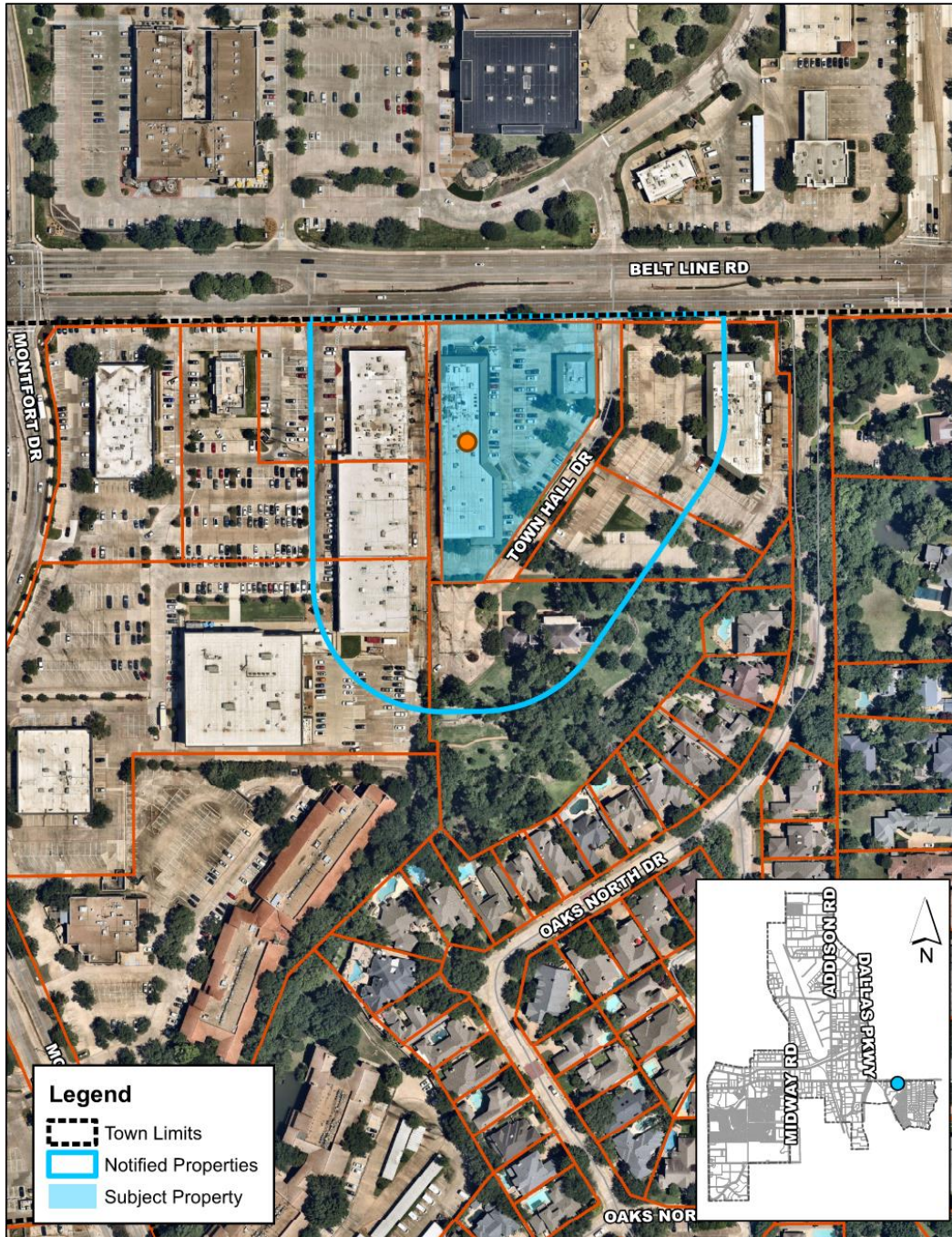
1920-SUP Letter of Intent

1920-SUP Plans

1923-SUP

PUBLIC HEARING Case 1920-SUP/5312 Belt Line Road (Hachi Restaurant). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5312 Belt Line Road, that is currently zoned Planned Development (PD), through Ordinance No. 496, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

LOCATION MAP





September 17, 2024

STAFF REPORT

RE: Case 1920-SUP/5312 Belt Line Road (Hachi Restaurant)

LOCATION: 5312 Belt Line Road

REQUEST: Approval of a Special Use Permit (SUP) for a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 06/27/2024)

APPLICANT: Robert Romano, Hub City Productions, LLC

DISCUSSION:

Background: The subject property is located at 5312 Belt Line Road, which is located within the Town Hall Square Shopping Center. The proposed restaurant would occupy a currently vacant suite within the center, generally situated towards the southern portion of the property. The property is zoned Planned Development (PD), [Ordinance No. 496](#).

Hachi Sushi & Robata Restaurant is a casual full-service restaurant featuring Japanese cuisine. The operator has similar concepts in California and Texas. The restaurant proposes to utilize an existing 2,600 square foot suite within the retail center. A new patio is proposed at the front of the building, which will provide 745 square feet of outdoor dining space. Hachi proposes to offer alcoholic beverages for on-premises consumption. The proposed operating hours are 5:00 pm – 11:00 pm, seven days a week. It is anticipated that Hachi will have 4-5 full time employees and 5-10 part-time employees.

The zoning 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, Hachi proposes interior and exterior alterations to the suite and the addition of a new covered patio. The covered patio will be constructed what is currently 5 parking spaces. The proposed restaurant will provide seating for approximately 89 individuals (69 indoor and 20 patio seats). The interior floor plan is comprised of kitchen and service areas, a bar, a robata bar, and table, booth, and bar seating throughout. The restaurant will utilize the existing solid waste facilities at the rear of the building.

Parking: PD, Ordinance No. 496, requires restaurants to provide parking at a ratio of 1 space for each 100 square feet of gross floor area and all retail uses provide 1 space for each 200 square feet of gross floor area. With the existing uses and the proposed improvements (removal of 5 parking spaces and 745 square foot patio addition), the parking requirement would be 316

spaces. The proposal would provide 374 spaces, which would exceed the requirement by 58 spaces.

Exterior Facades: The applicant proposes to alter the front façade with new materials and a storefront window. Proposed façade materials include wood, plaster, and stucco. The new outdoor patio structure will be constructed along the east façade, extended from the existing covered walkway. This structure will provide protection from the elements for the outdoor dining area.

Landscaping and Open Space: The proposal includes the removal of an existing landscape island with a fire hydrant to accommodate the new patio. The outdoor dining area includes masonry planters surrounding the patio space, which will also serve as a protective barrier. The new planters will include bamboo and blue fescue grass for additional screening.

RECOMMENDATION: **APPROVAL WITH CONDITION**

The proposal includes activation and reinvestment of the site while offering patio spaces, which is unique in this center. Hachi would occupy a currently vacant suite, furthering the diverse mix of uses within the center. This center currently provides a variety of uses with varying business hours, including restaurants, veterinarian, medical, and entertainment uses, helping to manage peak activity.

Staff recommends approval of these requests, with the following condition:

- There shall be no amplified noise, including speakers, instruments, or other amplifying sound devices used for the outdoor patio that generate audible noise beyond the property line past 10:00 PM.

HUB CITY PRODUCTIONS

800 EXPOSITION AVENUE • DALLAS TEXAS 75226 • 214.821.8242

L E T T E R O F I N T E N T

DATE: 21 JUNE 2024/**REVISED 5 AUGUST 2024**

TO: LESLEY NYP, AICP, CNU-A
DIRECTOR OF DEVELOPMENT & NEIGHBORHOOD SERVICES
TOWN OF ADDISON
16801 WESTGROVE DRIVE
ADDISON, TEXAS 75001

FROM: ROBERT ROMANO

CC: SATURO ANDO, DANA GARVEY & MARK HOPPER

RE: ***HACHI SUSHI & ROBATA RESTAURANT***
5312 BELTLINE ROAD
ADDISON, TX 75254

SPECIAL USE PERMIT APPLICATION

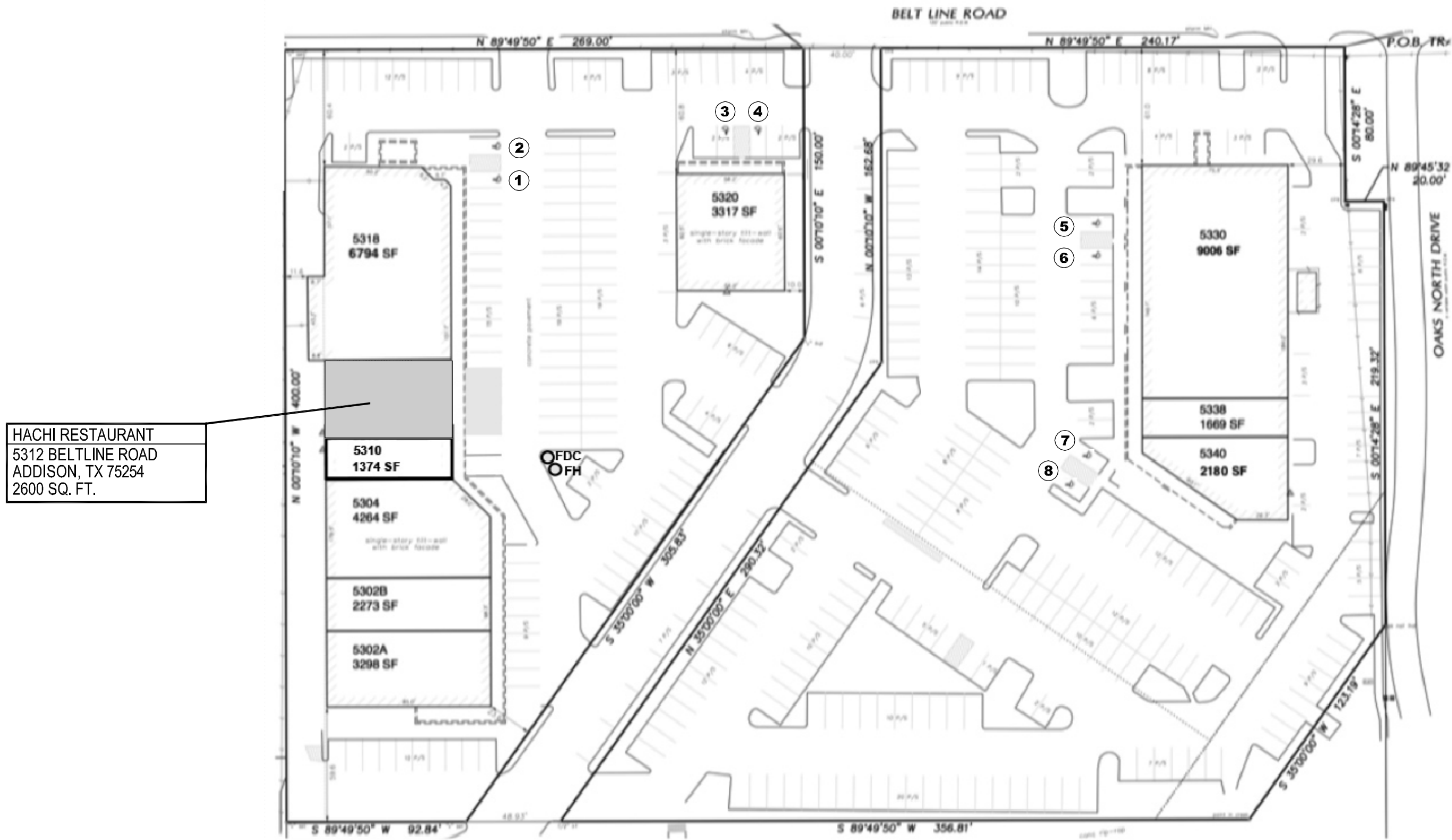
This letter of intent is directed towards the opening of the above named restaurant in the Town of Addison. The restaurant is to be constructed in the TOWN HALL SQUARE SHOPPING CENTER and will be an INTERIOR FINISH-OUT project with all new Mechanical, Electrical and Plumbing Equipment. The restaurant will also include a new 745 sq. ft. covered outdoor patio space - which will occupy 5 existing parking spaces (the center currently has an excess of 71 spaces).

HOURS OF OPERATION: 5PM - 11PM DAILY

NUMBER OF EMPLOYEES: 4-5 FULL TIME EMPLOYEES AND 5-10 PROFESSIONAL PART-TIME EMPLOYEES

The owners have extensive experience operating restaurants in California and Texas. They are currently running similar concepts in Dallas and Los Angeles. The proposed restaurant in Addison will offer a welcoming and vibrant atmosphere, featuring a mix of modern and classic design elements. The ambiance will be lively yet comfortable, making it an ideal place for casual dining and social gatherings. The restaurant will serve alcohol, provided from the service bar counter.

SITE PLAN



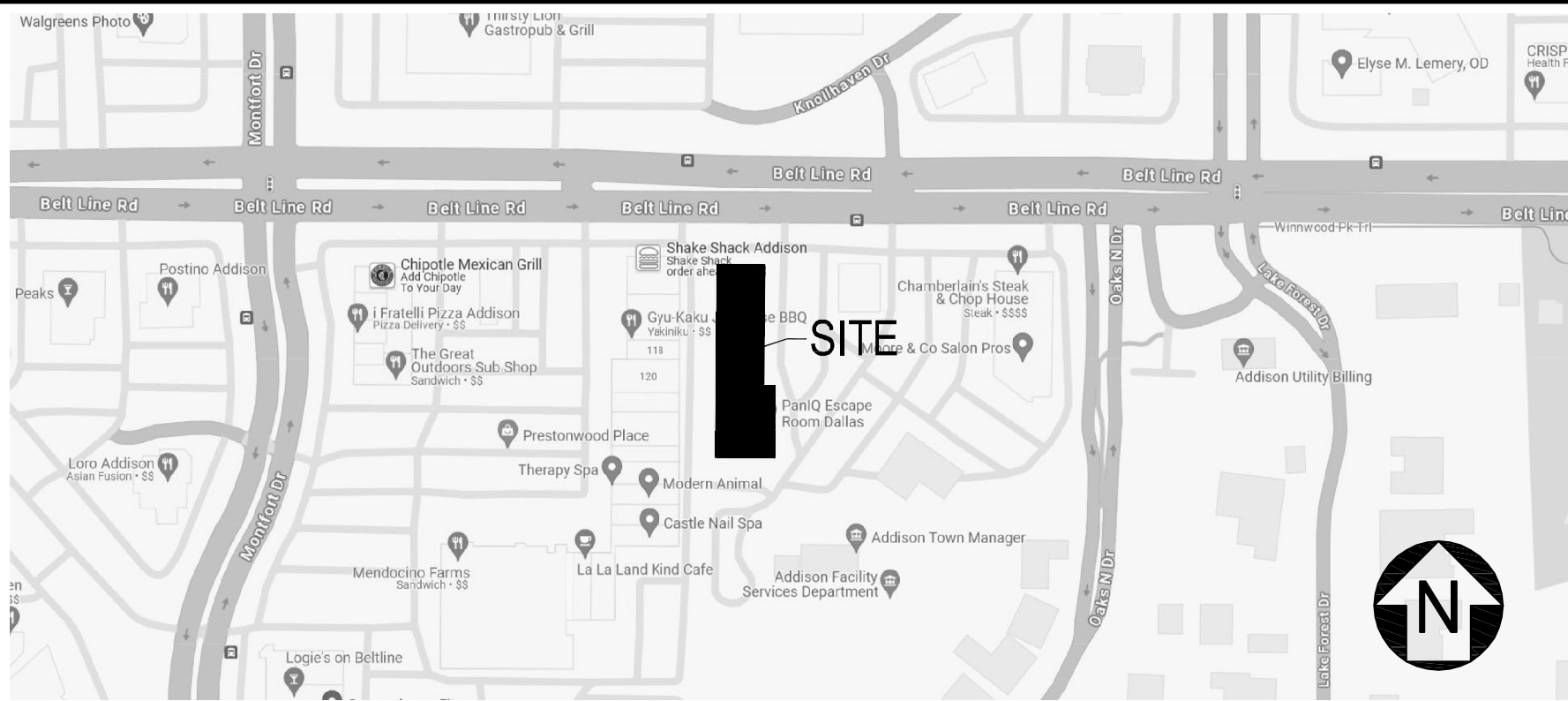
HACHI RESTAURANT
5312 BELTLINE ROAD
ADDISON, TX 75254
2600 SQ. FT.

ACCESSIBLE PARKING REQUIREMENTS

OF 379 EXISTING PARKING SPACES,
8 MUST BE ACCESSIBLE.



VICINITY MAP



PROJECT DIRECTORY

TENANT:
PICO INNOVATE TEXAS, INC.
6136 FRISCO SQUARE BLVD. #400
FRISCO, TX 75034
214.763.2244
CONTACT: SATORU ANDY ANDO

OWNER/LANDLORD:
LAKE FOREST JOINT VENTURE
15280 ADDISON ROAD, SUITE 301
ADDISON, TX 75001
972.628.3464
CONTACT: COLE W SNADON
csnaddon@bentwayco.com

ARCHITECT OF RECORD:
MARK HOPPER, AIA
800 EXPOSITION AVENUE
DALLAS, TX 75226
214.821.8242

PROJECT COORDINATOR:
HUB CITY PRODUCTIONS, LLC
800 EXPOSITION AVENUE
DALLAS, TX 75226
214.821.8242
CONTACT: ROBERT ROMANO
hubcityrr2002@gmail.com

MEP ENGINEER:
DENTON MEP, LLC
300 NORTH CARROLL BLVD. #200
DENTON, TX 76201
940.808.0615
CONTACT: PETER LEPTUCH, P.E. LEED A.P.

GENERAL CONTRACTOR:
T.B.D.

FOOD SERVICE EQUIPMENT:
SHEPHERD FOOD EQUIPMENT
8435 ENDICOTT LANE
DALLAS, TX 75227
972.926.4500
CONTACT: DAVID SHEPHERD, CFSP

STRUCTURAL ENGINEER:
UBS ENGINEERING, LLC
1311 N. CENTRAL EXPRESSWAY
DALLAS TX 75243
469.667.0403
CONTACT: BALIGH SYED, P.E.

RESPONSIBILITY SCHEDULE

	FURNISH BY				INSTALL BY				REMARKS
	ELECTRICAL	MECHANICAL	PLUMBING	GENERAL CONTRACTOR	TELEPHONE	DATA	GENERAL CONTRACTOR	GENERAL CONTRACTOR	
SHELL	EXTERIOR FINISHING SYSTEM/PAINT	●	●	●	●	●	●	●	REFER TO EXTERIOR ELEVATION
	UTILITY SERVICES TO BLDG.	●	●	●	●	●	●	●	ELECTRIC - GAS - WATER - SEWER
	FIRE PROOFING	●	●	●	●	●	●	●	OR AS REQUIRED BY LOCAL CODE
	INSULATION	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
	METAL FRAMING/DECKING	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
	STOREFRONT SIGNAGE	●	●	●	●	●	●	●	FURN/INSTALL BY TENANT'S SIGN VENDOR
	REAR EXIT DOOR	●	●	●	●	●	●	●	REPLACE EXISTING - REFER TO CONSTRUCTION PLAN A100
GENERAL	STOREFRONT DOORS, GLASS & FRAMING	●	●	●	●	●	●	●	REPLACE EXISTING - REFER TO CONSTRUCTION PLAN A100
	DEMISING PARTITION	●	●	●	●	●	●	●	REFER TO CONSTRUCTION PLAN A100
	INTERIOR METAL/WOOD DOORS AND FRAMES	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
	ALL HARDWARE	●	●	●	●	●	●	●	REFER TO CONSTRUCTION PLAN A100
	INTERIOR PARTITIONS & CEILING TAPE/BED	●	●	●	●	●	●	●	FURN/INSTALL BY TENANT'S SIGN VENDOR
	INTERIOR GRAPHICS & SIGNAGE	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
	ELECTRIC SERVICE TO SPACE	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
	ADDITIONAL GENERAL ELECTRICAL WIRING	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
	STEP-DOWN TRANSFORMER	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
	TELEPHONE & DATA CABLING	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
EQUIPMENT	TELEPHONE CONDUIT (PULL WIRE)	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
	LIGHT FIXTURES & LAMPS	●	●	●	●	●	●	●	PER LOCAL CODE
	EMERGENCY LIGHTS & EXIT SIGNS	●	●	●	●	●	●	●	PER LOCAL CODE
	MECHANICAL EQUIPMENT	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
	MECHANICAL AIR TO SPACE	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
	MECHANICAL SUPPLY & RETURN DUCTING	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
	MECHANICAL CONTROLS	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
	FIRE EXTINGUISHERS	●	●	●	●	●	●	●	PER LOCAL CODE
	FIRE ALARM SYSTEM	●	●	●	●	●	●	●	PER LOCAL CODE
	FIRE SPRINKLER SYSTEM	●	●	●	●	●	●	●	TERMINATE SPRINKLER HEADS IN NEW FINISHED PER CODE REQUIREMENT
MISCELLANEOUS	PLUMBING (WASTE, VENT & WATER) TO SPACE	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
	NEW PLUMBING PIPING	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
	NEW PLUMBING FIXTURES & ACCESSORIES	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
FINISHES	QUARRY TILE @ KITCHEN & SERVICE BAR	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS
	STONE/CONCRETE RESIN FLOORING	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS
	STONE/CONCRETE EXPOSED AGGREGATE WALLCOVERING	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS
	PAINT	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS
	CERAMIC TILE THROUGHOUT	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS
	DISTRESSED WOOD COUNTERTOPS THROUGHOUT	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS
	WOVEN WOOD WALLCOVERING @ DINING ROOM CEILING	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS
EQUIPMENT	FOOD SERVICE EQUIPMENT	●	●	●	●	●	●	●	G.C. TO COORDINATE INSTALLATION
	TELEPHONE SYSTEM	●	●	●	●	●	●	●	PER OWNER SPECIFICATION
	SECURITY CAMERAS & ALARM SYSTEM	●	●	●	●	●	●	●	PER OWNER SPECIFICATION
	COMPUTER SYSTEMS/DATA LINE	●	●	●	●	●	●	●	G.C. (CAT 5 WIRE ONLY) - TERMINATIONS BY LOW VOLTAGE VENDOR
	P.O.S. EQUIPMENT	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS
	TRASH RECEPTACLES	●	●	●	●	●	●	●	G.C. TO COORDINATE INSTALLATION
	MOP SINK	●	●	●	●	●	●	●	PER OWNER SPECIFICATION
	CUSTOM LIGHT FIXTURES @ DINING ROOM	●	●	●	●	●	●	●	G.C. TO COORDINATE INSTALLATION
	GREASE INTERCEPTOR	●	●	●	●	●	●	●	PER MEP ENGINEERING DOCUMENTS
MISCELLANEOUS	CUSTOM MILLWORK THROUGHOUT	●	●	●	●	●	●	●	MILLWORK VENDOR
	CUSTOM UPHOLSTERED BANQUETTE SEATING	●	●	●	●	●	●	●	MILLWORK VENDOR
	LOOSE FURNITURE/SEATING	●	●	●	●	●	●	●	G.C. TO COORDINATE INSTALLATION
	TOILET ROOM ACCESSORIES - GRAB BARS/COAT HOOK	●	●	●	●	●	●	●	UNLESS NOTED OTHERWISE
	PAPER TOWEL DISP./TOILET PAPER DISP./BABY CHANGING STATION	●	●	●	●	●	●	●	PER OWNER SPECIFICATIONS

DRAWING INDEX

ARCH

A000	PROJECT INFORMATION/SITE PLAN
A001	ARCHITECTURAL SITE PLAN
A020	LANDSCAPE PLAN
A101	PATIO CONSTRUCTION PLAN
A303	FACADE PLAN & ILLUSTRATION

TOWN HALL SQUARE PARKING ANALYSIS							
WEST BUILDING							
Suite	Tenant	RET SF	REST SF	RET REQ 1/200	REST REQ 1/100	TOTAL REQUIRED	
5318	BRIGHTWOOD	0	6819	0.00	68.00	68.00	
5312	VAC	0	2610	0.00	27.00	27.00	
5310	VAC	0	1374	0.00	14.00	14.00	
5304	SUN SPEC	4280	0	22.00	0.00	22.00	
5302B	PANIC RM	2282	0	12.00	0.00	12.00	
5302A	SOUTHLAKE	3310	0	17.00	0.00	17.00	
		9872	10803	51.00	110.00	161.00	
MIDDLE BUILDING							
Suite	Tenant	RET SF	REST SF	RET REQ 1/200	REST REQ 1/100	TOTAL REQUIRED	
5320	CTV VET	3312	0	17.00	0.00	17.00	
		3317	0	17.00	0.00	17.00	
EAST BUILDING							
Suite	Tenant	RET SF	REST SF	RET REQ 1/200	REST REQ 1/100	TOTAL REQUIRED	
5330	CHAMBER	0	7618	0.00	77.00	77.00	
5336	CHAMBER-CIG	0	1368	0.00	14.00	14.00	
5338	KENT	1669	0	17.00	0.00	17.00	
5340	HODTEN	2180	0	22.00	0.00	22.00	
		3849	9006	39.00	91.00	130.00	
ALL BUILDINGS							
TOTAL SF	RET SF	REST SF	RET REQ 1/200	REST REQ 1/100	TOTAL REQUIRED		
36847	17038	19809	107	201	308.00		
					PARK ON SITE 379		
					DEFICIT/EXCESS 71		
					REQ FOR 100% RESTAURANT ON SITE 369.00		

GENERAL NOTES

1. THE FOLLOWING NOTES SHALL APPLY TO, AND GOVERN, ALL DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. THE WORK DELINEATED IN THESE DRAWINGS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS AND REGULATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AT THE JOB SITE PRIOR TO SUBMISSION OF BIDS. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL DIMENSIONS WITHIN THIS DOCUMENT.
4. DRAWINGS ARE NOT TO BE SCALED.
5. DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
6. SAFETY MEASURES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING MEANS, METHODS, SCHEDULING AND SAFETY OF THE CONSTRUCTION PROCESS. THIS SHALL INCLUDE ALL NECESSARY INDEPENDENT ENGINEERING REVIEW AND TESTING AS REQUIRED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT OF ALL DUST AND CONSTRUCTION DEBRIS SO AS NOT TO INCONVENIENCE OTHER PROPERTIES.
8. DIMENSIONS ARE TYPICALLY FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
9. OMITTED.
10. MATERIALS WITH A FLAME SPREAD OF GREATER THAN 200 SHALL NOT BE USED.

CODE INFORMATION

TOTAL SQUARE FOOTAGE 2600 S.F.
FULLY-SPRINKLERED

APPLICABLE CODES	
BUILDING:	2021 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
MECHANICAL:	2021 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
PLUMBING:	2021 INTERNATIONAL PLUMBING CODE W/ AMENDMENTS
ELECTRICAL:	2020 NATIONAL ELECTRIC CODE W/ AMENDMENTS
FIRE:	2021 INTERNATIONAL FIRE CODE W/ AMENDMENTS
FUEL & GAS:	2021 INTERNATIONAL FUEL & GAS CODE W/ AMENDMENTS
ACCESSIBILITY:	2012 TAS
ENERGY:	2021 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS

CONSTRUCTION TYPE: II-B

OCCUPANCY: A-2

OCCUPANT LOAD:	
DINING + BAR AREA:	1043/15 = 70
KITCHEN:	641/200 = 3
SERVICE + TOILET AREA:	916/100 = 9
TOTAL OCCUPANT LOAD	82

EXIT REQUIREMENTS:	
MINIMUM ACCESS DOORWAYS:	2
ACTUAL ACCESS DOORWAYS:	3

TDLR PROJECT REGISTRATION # TABS2024021467

*PROJECT DESCRIPTION: INTERIOR FINISH-OUT OF EXISTING STRIP CENTER LEASE SPACE.
EXISTING & NEW ELECTRICAL MECHANICAL AND PLUMBING EQUIPMENT.



800 EXPOSITION AVENUE
DALLAS TEXAS 75226
214.821.8242

hubcityrr2002@gmail.com

HACHI RESTAURANT

5312 BELTLINE ROAD • ADDISON , TX 75254

SITE PLAN &
PROJECT INFORMATION

REV. NO.	DATE	DESCRIPTION	SUP. APPLICATION	REVISIONS	CITY COMMENTS
1	08.05.24				
2	08.27.24				

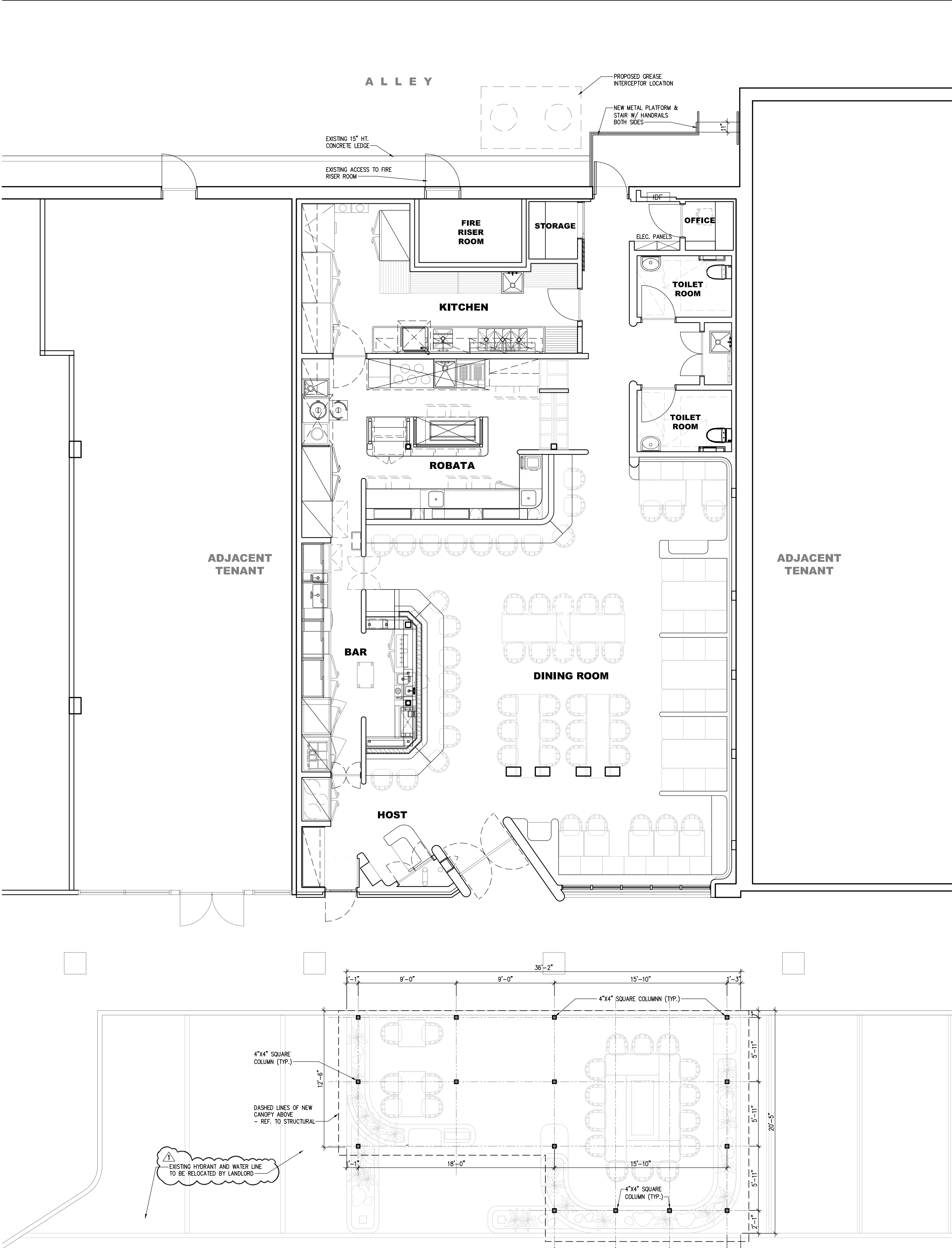


CASE NO.
1920-SUP

DATE ISSUED:
06-19-24

PROJECT NO.:
24341

DRAWING NO.:
A000



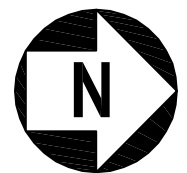
56 SEATS DINING
9 SEATS SERVICE BAR
10 SEATS ROBATA BAR
20 SEATS PATIO

95 TOTAL SEATS

2600 SQ. FT.

01ARCHITECTURAL SITE PLAN

SCALE: 3 / 16 " = 1 ' - 0 "



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214.821.8242

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HACHI RESTAURANT
5312 BELTLINE ROAD • ADDISON , TX 75254

ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	08.05.24	SUP. APPLICATION
2	08.27.24	REVISIONS
3	08.27.24	CITY COMMENTS



CASE NO.
1920-SUP

DATE ISSUED:
06-19-24

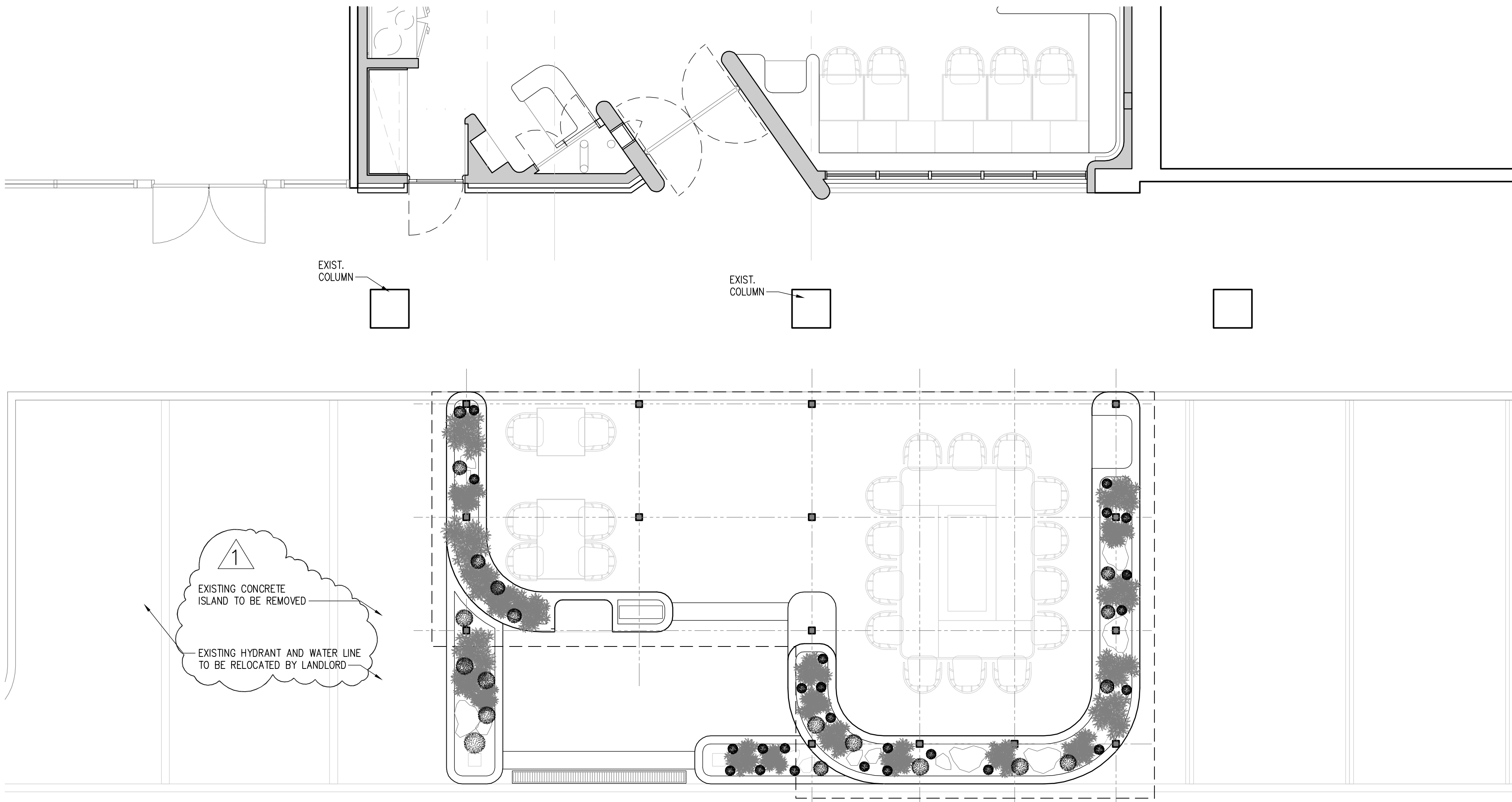
PROJECT NO.:
24341

DRAWING NO.:
A001

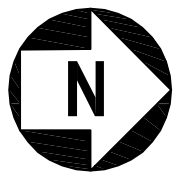
PLANT SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	22	BAMBUSA VULGARIS	BAMBOO	72" HT X 11" SPR.	—
	31	FESTUCA GLAUCA	BLUE FESCUE GRASS	6" HT X 12" SPR.	—

- MAINTENANCE NOTES**
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
 - ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
 - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
 - ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
 - CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS
 - ALL LANDSCAPE AREAS THAT EXCEED 1000 SQ. FT. TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS. METAL EDGING SHALL BE 1/8" X 4" MIN.
 - ALL LANDSCAPE SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDED.



01 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"



800 EXPOSITION AVENUE
DALLAS TEXAS 75226
214.821.8242

hubcity.r2002@gmail.com

HACHI RESTAURANT
5312 BELTLINE ROAD • ADDISON , TX 75254

LANDSCAPE PLAN

REV. NO.	DATE	DESCRIPTION
1	08.05.24	SUP APPLICATION
2	08.27.24	REVISIONS
3		CITY COMMENTS

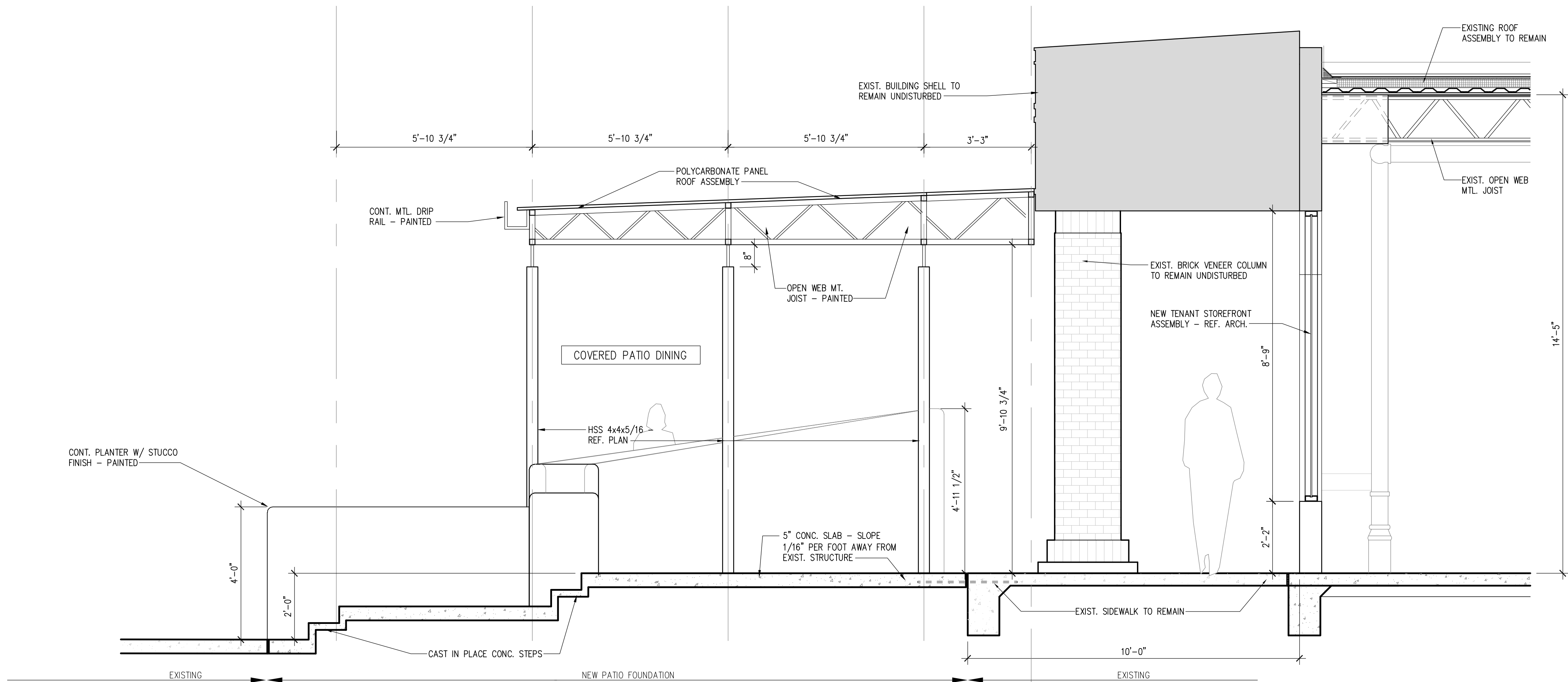


CASE NO.
1920-SUP

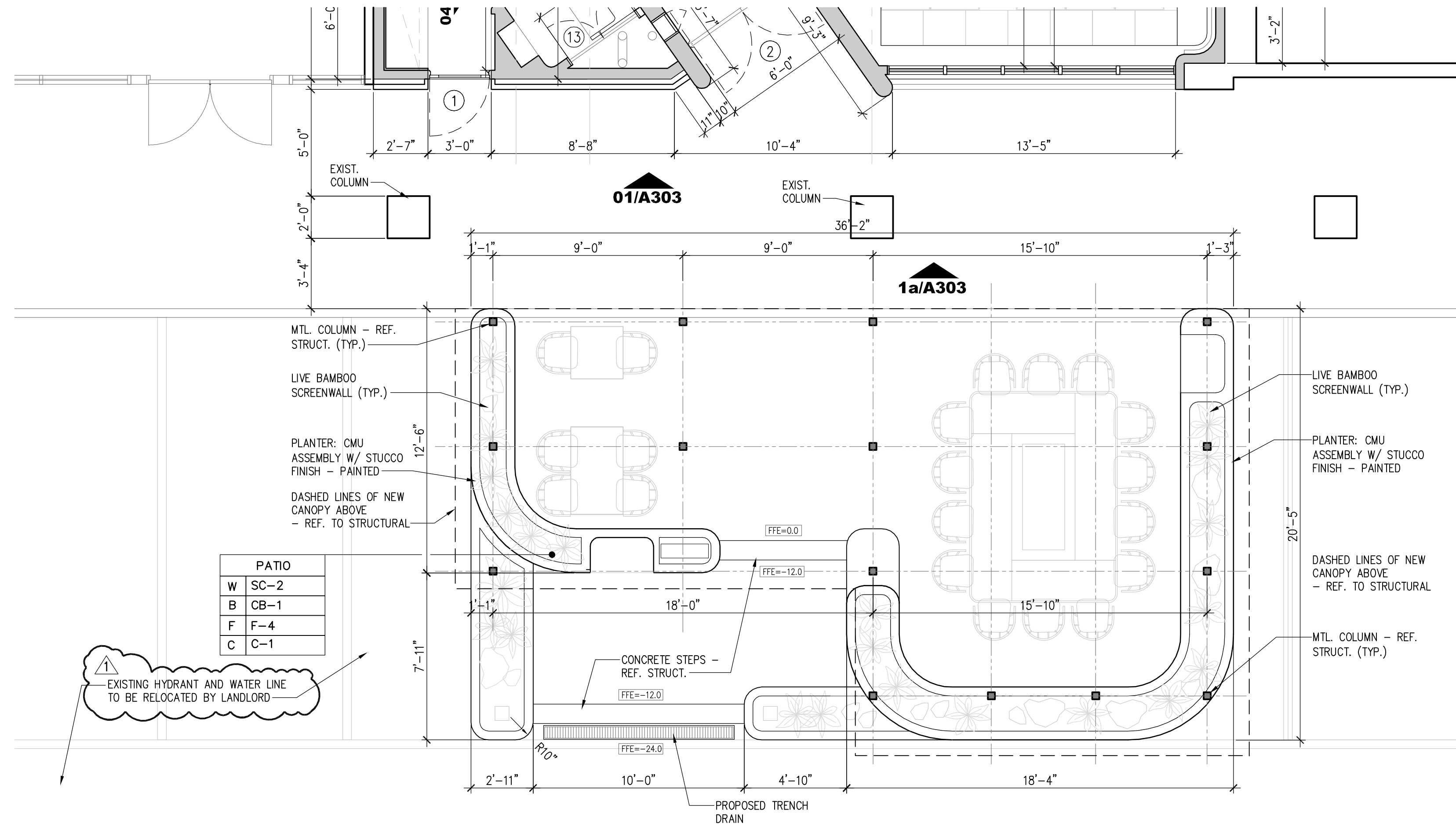
DATE ISSUED:
06-19-24

PROJECT NO.:
24341

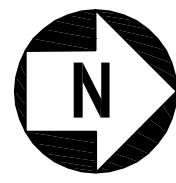
DRAWING NO.:
A020



02 PATIO SECTION
SCALE: 1/2" = 1'-0"



01 PATIO CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



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214.821.8242

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HACHI RESTAURANT
5312 BELTLINE ROAD • ADDISON , TX 75254

PATIO CONSTRUCTION PLAN

REV. NO.	DATE	DESCRIPTION	SUP. APPLICATION	REVISIONS	CITY COMMENTS
1	08.05.24				
2	08.27.24				



CASE NO.
1920-SUP

DATE ISSUED:
06-19-24

PROJECT NO.:
24341

DRAWING NO.:
A101



800 EXPOSITION AVENUE
DALLAS TEXAS 75226
214.821.8242

hubcity.r2002@gmail.com

HACHI RESTAURANT
5312 BELTLINE ROAD • ADDISON, TX 75254

FACADE PLAN

REV. NO.	DATE	DESCRIPTION
1	08.05.24	SUP APPLICATION REVISIONS
2	08.27.24	CITY COMMENTS



CASE NO.
1920-SUP

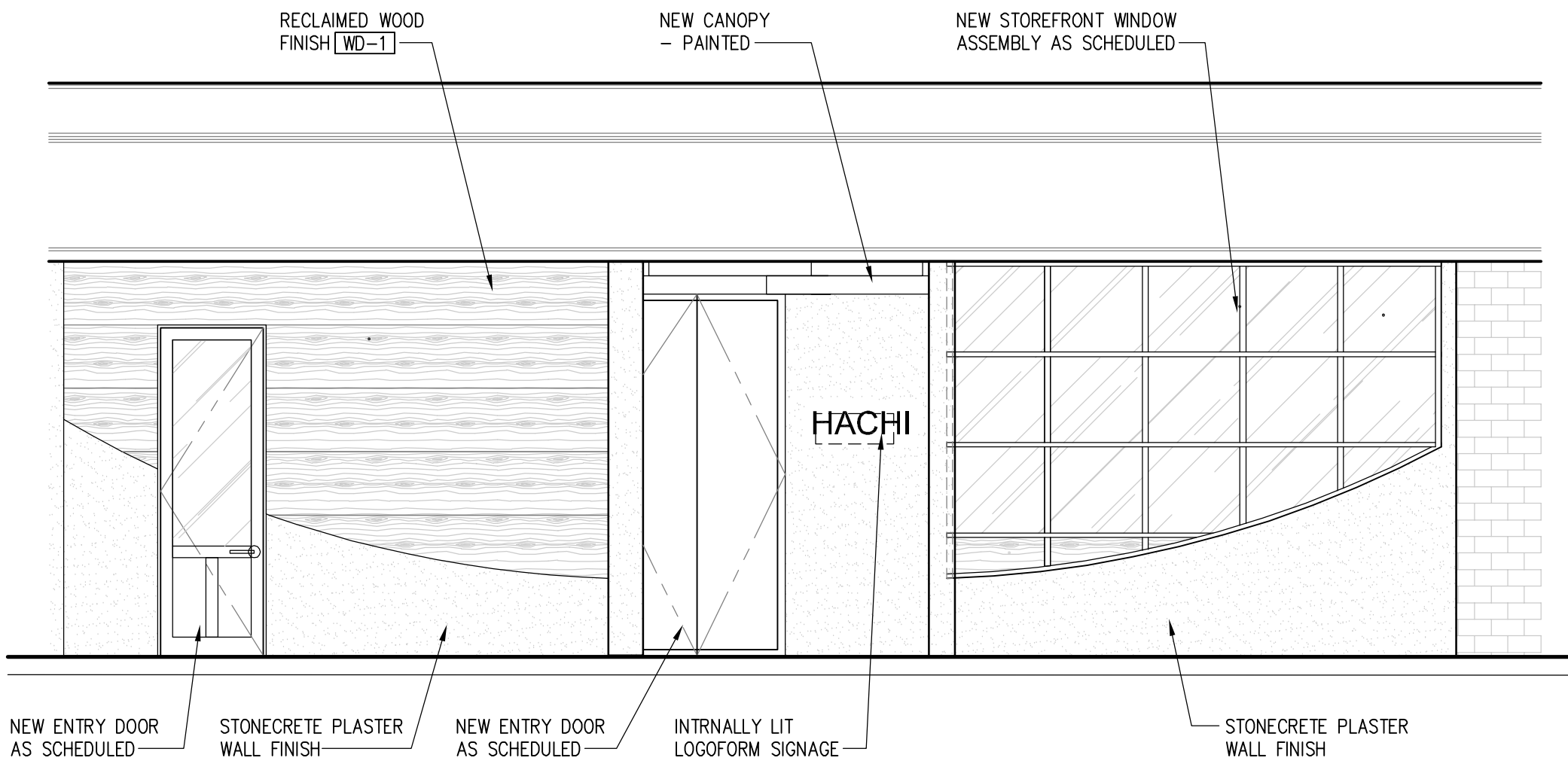
DATE ISSUED:
06-19-24

PROJECT NO.:
24341

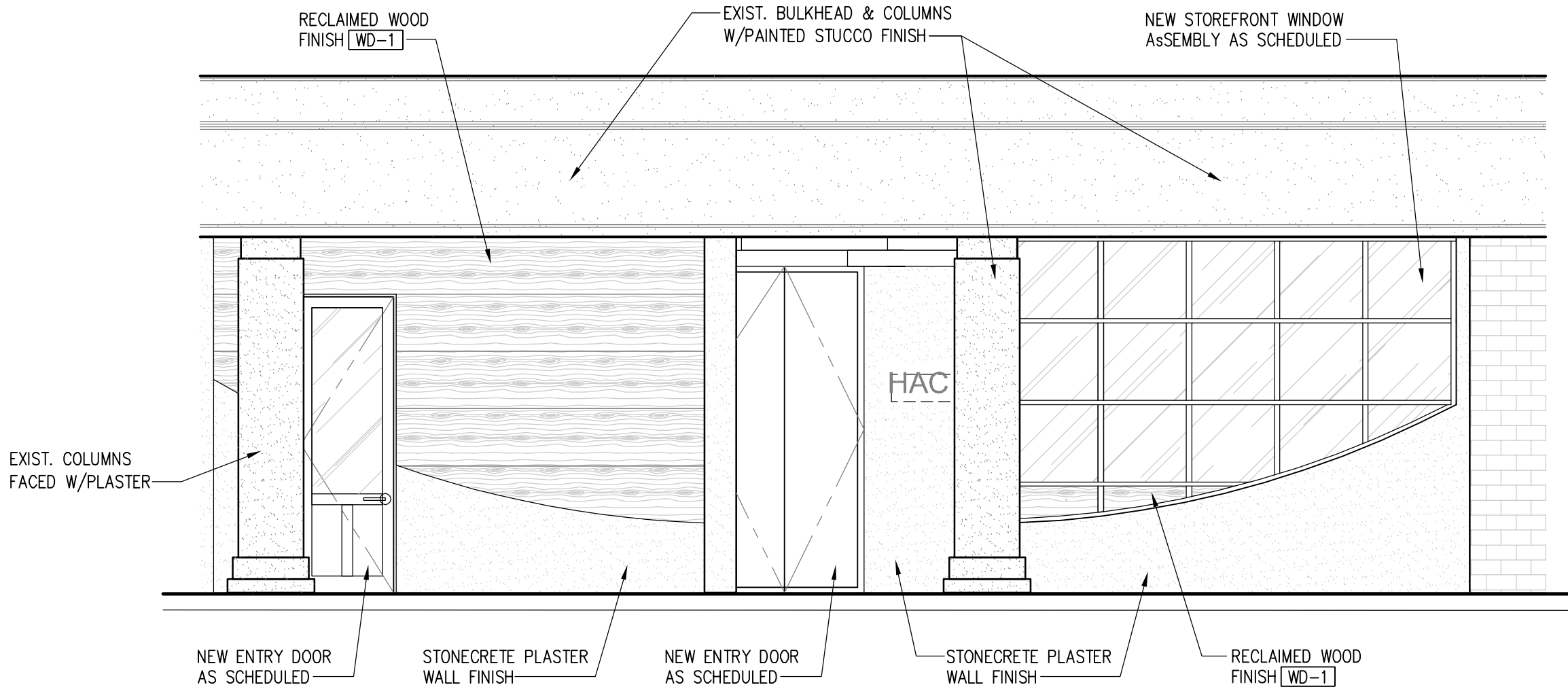
DRAWING NO.:
A303



衝突防止用ポールの設置位置についてはランドロード様
およびアーキテクトと協議のうえ決定いたします。



01 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1a EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

Planning & Zoning Commission

4.

Meeting Date: 09/17/2024

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. 022-26, for property located at 4580 Belt Line Road, that is currently zoned Local Retail (LR), to allow modifications to the development plan. Case 1921-SUP/4580 Belt Line Road (Toasted Yolk SUP Amendment).

Recommendation:

Administration recommends approval.

Attachments

1921-SUP Staff Report

1921-SUP Letter of Intent

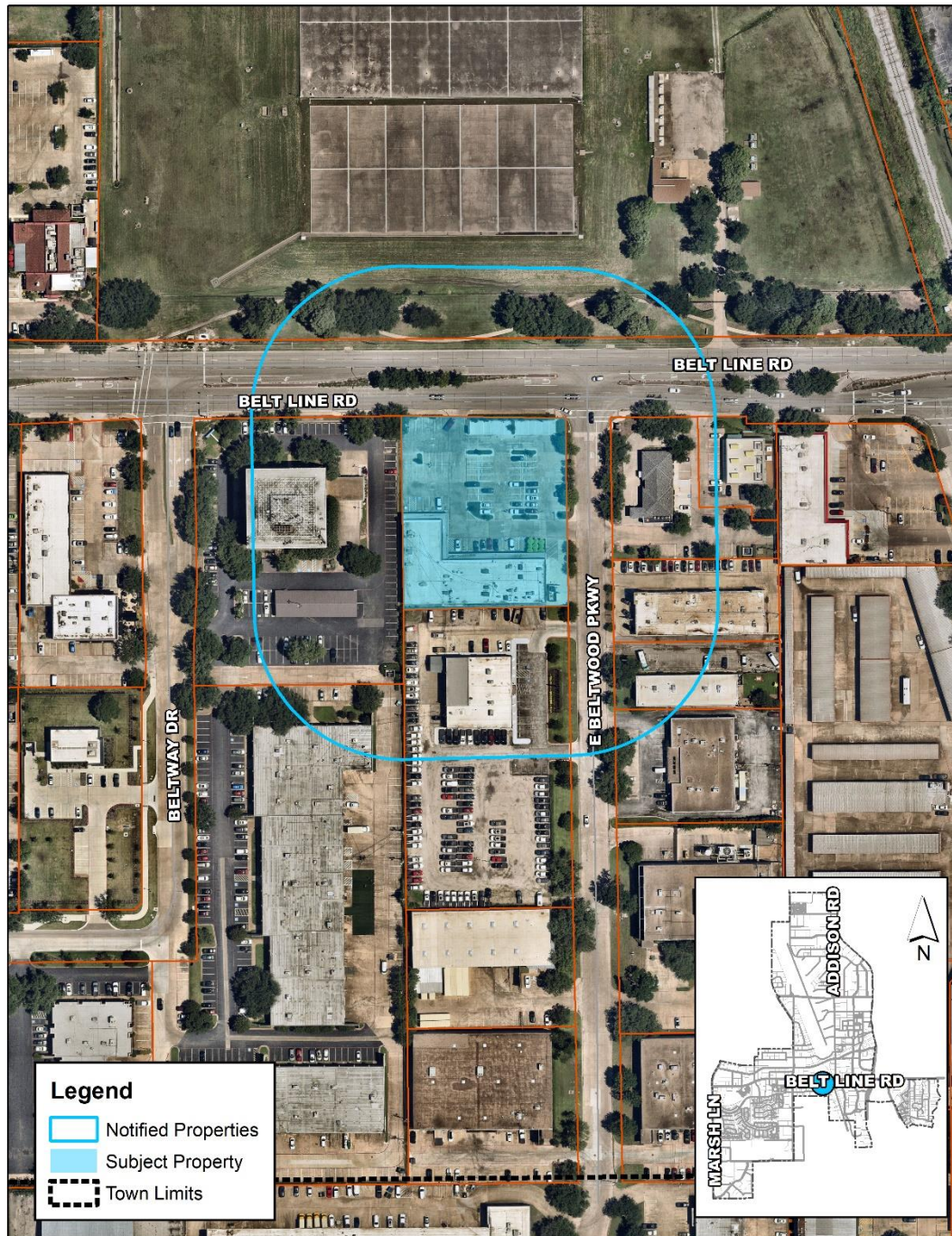
1921-SUP Plans

Ordinance No. O22-26

1921-SUP

PUBLIC HEARING Case 1921-SUP/4580 Belt Line Road (Toasted Yolk SUP Amendment). Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. 022-26, for property located at 4580 Belt Line Road, that is currently zoned Local Retail (LR), to allow modifications to the development plan.

LOCATION MAP





September 17, 2024

STAFF REPORT

RE: Case 1921-SUP/4580 Belt Line Road (Toasted Yolk SUP Amendment)

LOCATION: 4580 Belt Line Road

REQUEST: A request to amend Special Use Permit (SUP), Ordinance No. 022-26, to modify the development plan. (Application Date: 07/08/2024)

APPLICANT: Rex Heckelman, Toasted Yolk Cafe

DISCUSSION:

Background: The subject property is located at 4580 Belt Line Road, which is the at the southwest corner of Belt Line Road and East Beltwood Parkway. The site was developed in the late 1970's with a 13,859 square foot multitenant structure. There are currently three businesses operating at the subject property, Toasted Yolk Café, FedEx, and Addison Point. This site is zoned Local Retail (LR) with a Special Use Permit (SUP) for two restaurants with the sale of alcohol for on-premises consumption, via Ordinance Nos. 002-010 and O22-26.

Toasted Yolk Café first opened in Addison in July 2023. It is a casual sit-down restaurant serving breakfast and lunch. The restaurant offers indoor and outdoor seating. The restaurant also offers alcoholic beverages for on-premises consumption. The operating hours are 7:00 am – 3:00 pm, seven days a week.

Proposed Plan: With this request, Toasted Yolk Café proposes to construct a new patio structure to cover their existing 632 square foot outdoor patio. The restaurant currently uses table umbrellas for shade. The patio structure will be open on all sides and have ceiling fans to make the dining experience more comfortable year-round. The patio is not proposed to have lights or a sound system. The patio space is currently delineated with a metal railing, which will remain. This proposal does not increase the usable square footage of the restaurant and therefore has no effect on the provided seating (100 indoor and 44 patio seats).

Parking: There are no proposed modifications to the parking that was approved via SUP, Ordinance No. O22-26, which allows 96 parking spaces on site. The parking provided on site is appropriate given the existing mix of uses and business hours.

Exterior Facades: There façade plan that was approved via SUP, Ordinance No. O22-26, will largely remain. This proposal includes the addition of a wood framed patio structure with metal decking over the existing outdoor patio area. The new structure will be affixed to the front façade and be open on all sides.

Landscaping and Open Space: There are no proposed modifications to the landscape plan that was approved via SUP, Ordinance No. O22-26.

RECOMMENDATION: APPROVAL

Staff supports the continued reinvestment at the subject property to create patio space that is more comfortable to patrons year-round. This request will have minimal impact on the site as the space is an existing uncovered patio. Additionally, the new patio structure will provide more architectural interest to the building façade.

Staff recommends approval of the request.

To the Town of Addison

I have submitted a request to erect a hard covered roof structure above our existing patio at the Toasted Yolk Café located at 4580 Beltline Road. Currently we have umbrellas at each table that we raise and lower each day. These are subject to wind damage and solar fading, both of which can detract from the appearance of the restaurant and shopping center.

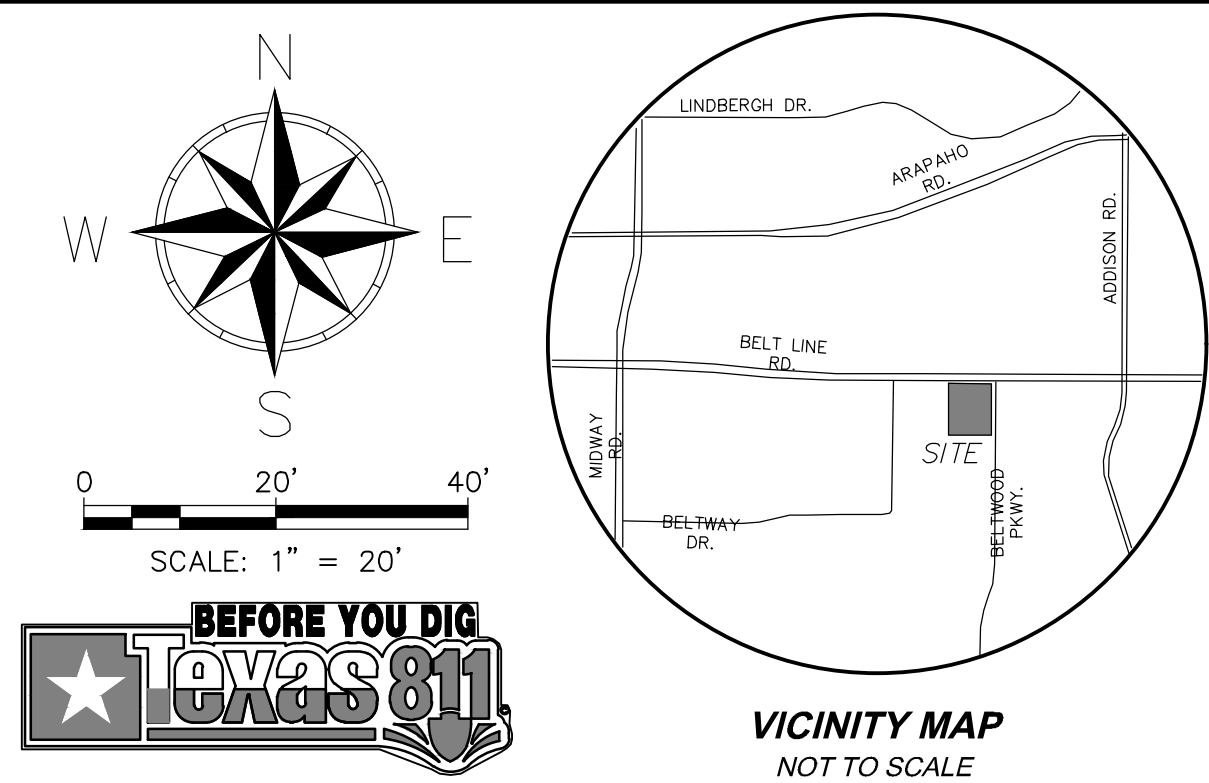
The new roof structure will look nicer and also provide more and better protection from the elements for our customers. It is a straightforward, clean looking design that I feel will enhance the customer experience at the restaurant and also improve the curb appeal of the patio.

My landlord is fully supportive of this plan and design.

Thank you for considering this request.

Rex Heckelman

The Toasted Yolk Cafe



- NOTES:**
1. TYPICAL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL PROPOSED RADII ARE 2' UNLESS OTHERWISE NOTED.
 4. EXISTING ITEMS TO BE DEMOLISHED WITH THE NEW SITE LAYOUT ARE NOT SHOWN ON THIS PLAN.
 5. THERE ARE NO EXISTING FLOODPLAINS, DRAINAGE WAYS OR CREEKS WITHIN THE AREA OF THIS PLAN.
 6. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
 7. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.

ABBREVIATION LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WH	Water Valve	WCS	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" in Concrete Set
WM	Water Meter	XCF	"X" out in Concrete Found
FM	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
TV	Air Conditioner	TF	Transformer pad
CB	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UB	Underground Cable Marker
CM	Control Monument	ECB	Electric Box
		EM	Electric Meter

SITE DATA TABLE		
LOT SIZE	BLOCK A, TRACT 1	
	1.274	ACRES
	55,512.86	SF
EXISTING ZONING	LR	
EXISTING BUILDING HEIGHT	1 SINGLE STORY	
USE / BUILDING AREA		
RETAIL	5,900	SF - 40.7%
RESTAURANT	8,583	SF - 59.3%
TOTAL	14,483	SF
REQUIRED PARKING		
RETAIL (1 PER 200 S.F.)	30	SPACES
RESTAURANT (1 PER 100 S.F.)	86	SPACES
TOTAL	116	SPACES
PARKING PROVIDED	96	SPACES
PROVIDED PARKING RATIO	1/151	
HANDICAP REQUIRED	4	SPACES
HANDICAP PROVIDED	4	SPACES
COVERAGE	26.09%	
LANDSCAPE AREA	REFER TO LANDSCAPE PLAN	
* PARKING PROVIDED TOTAL INCLUDES HC PARKING		
* TOTAL BUILDING AREA INCLUDES PROPOSED PATIO ADDITION		

***CONCEPT PLAN
BLOCK A, TR 1
BELTWOOD BUSINESS PARK
THIRD INSTALLMENT***
BEING 1.274 ACRES IN
THE TOWN OF ADDISON, TEXAS
DALLAS COUNTY, TEXAS
ADDISON PROJECT NUMBER:
DATE PREPARED: AUGUST 12, 2022
DATE REVISION PREPARED: FEBRUARY 8, 2023

6.			
5.			
4.			
3.			
2.	02/08/2023	PARKING LAYOUT REVISION	WRW.
1.	01/09/2023	ISSUE FOR CONSTRUCTION	WRW.
No.	DATE	REVISION	APPROV.

**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

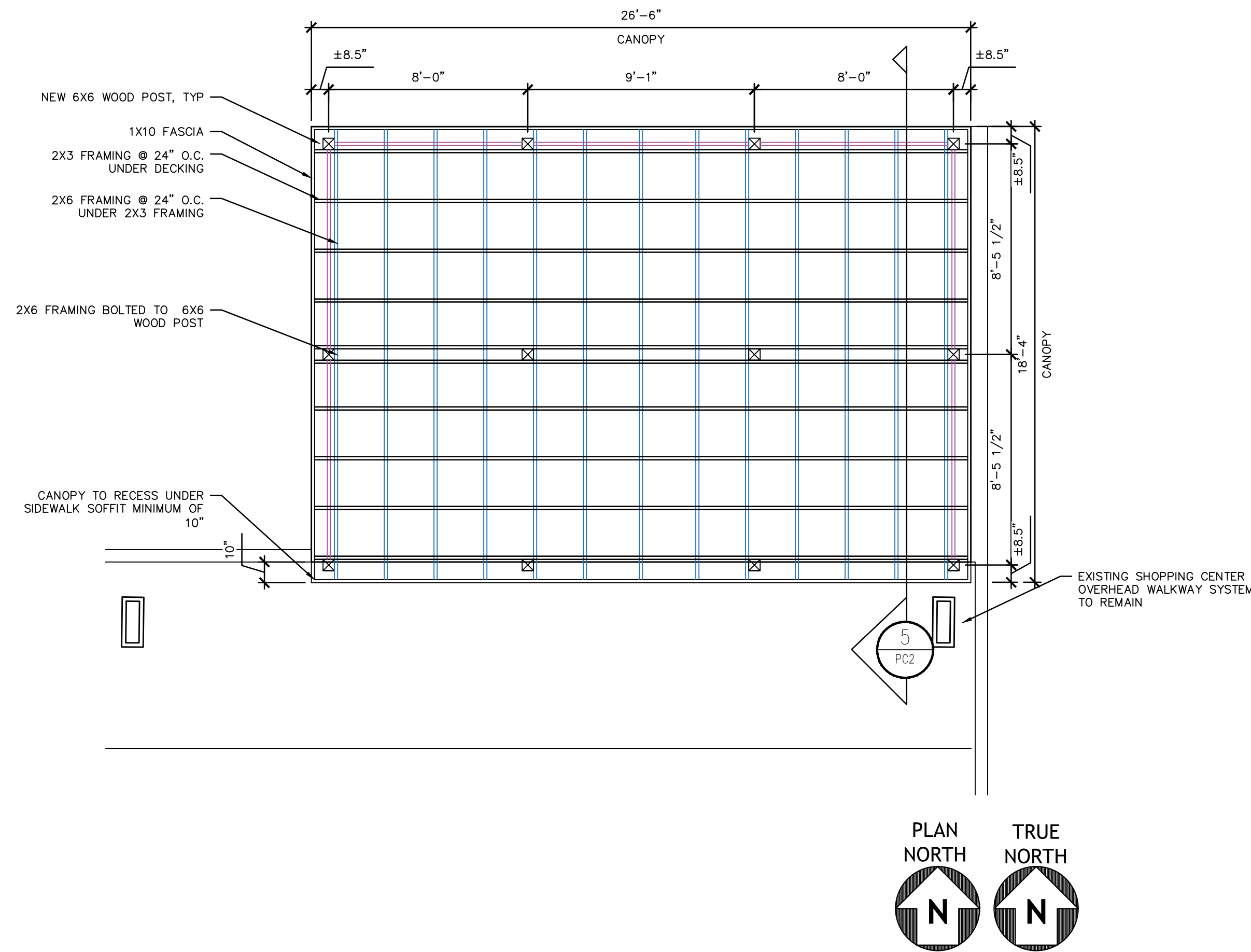
6750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75250
TELEPHONE (972) 480-7090 FAX (972) 480-7099

Texas Engineers Registration No. 8919466—00
COPYRIGHT © 2022, Winkelmann & Associates, Inc.

02.08.2023

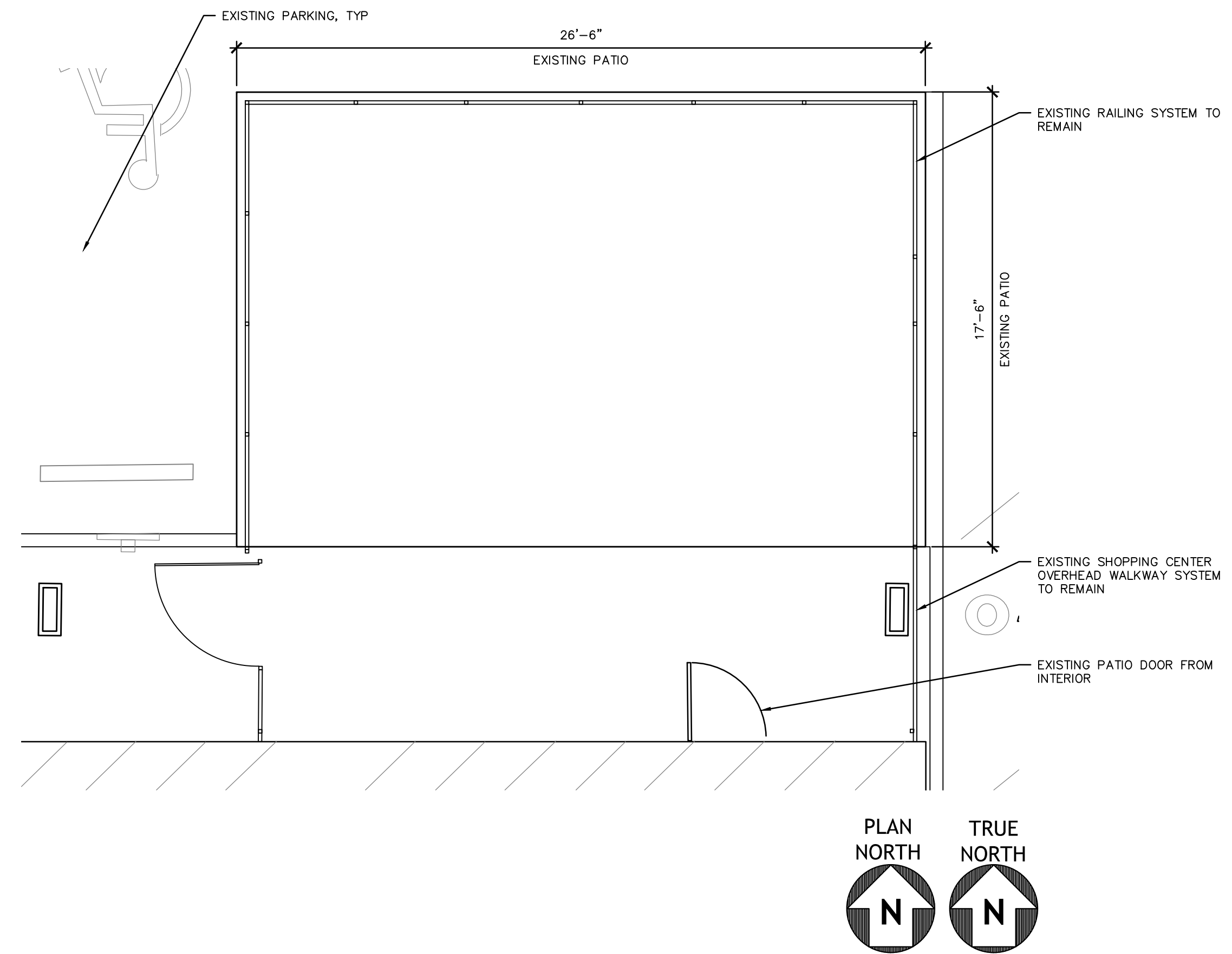
CONCEPT PLAN
TOASTED YOLK CAFE
80 BELT LINE ROAD
ADDISON, TEXAS

CP1



ROOF FRAMING PATIO PLAN
1/4"=1'-0"

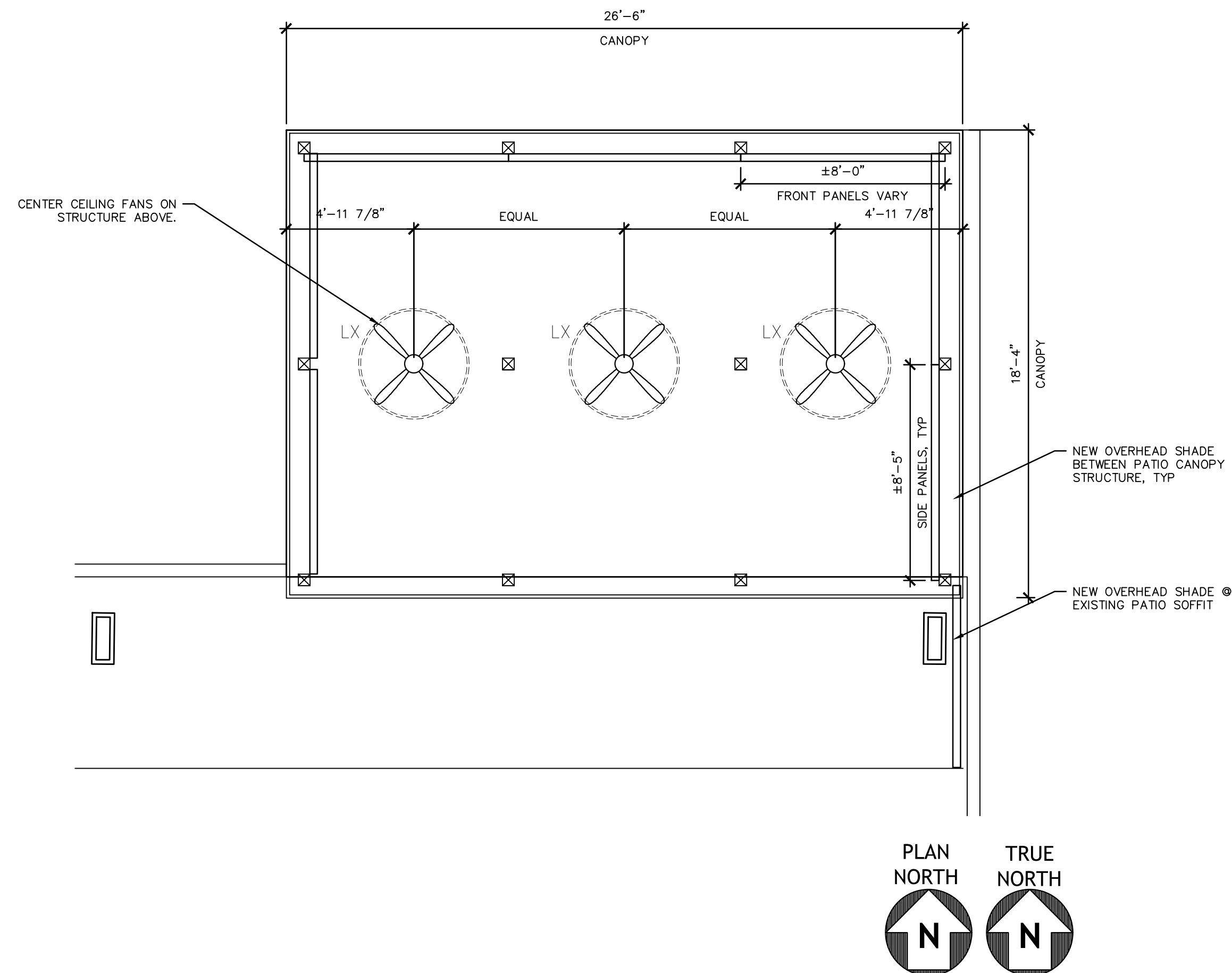
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EXISTING PATIO PLAN
1/4"=1'-0"

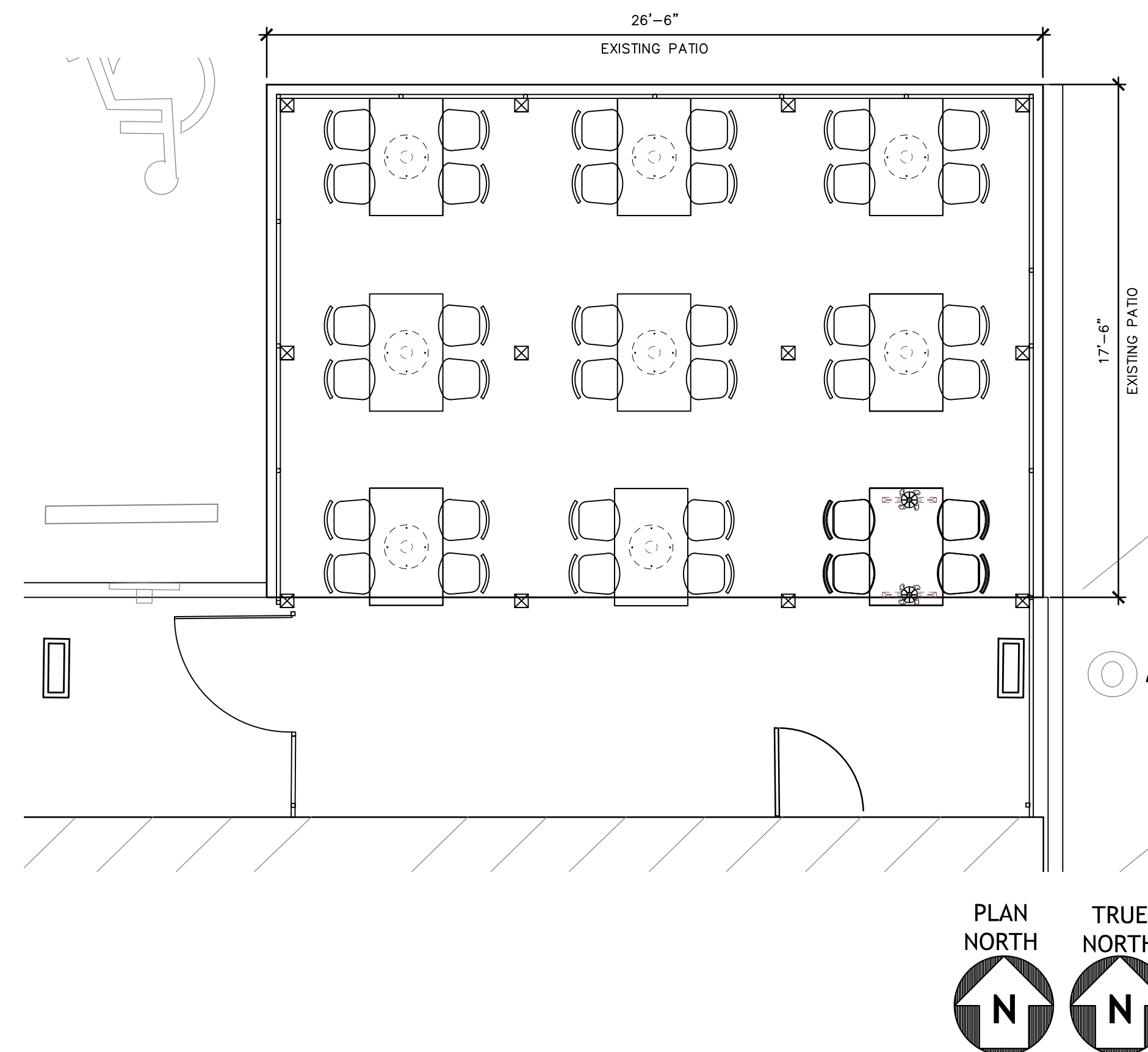
1

ALL WOOD TO BE FIRE-TREATED



REFLECTED CEILING PATIO PLAN
1/4"=1'-0"

4



EXISTING FURNITURE PALN
1/4"=1'-0"

3



THE TOASTED YOLK | Patio Canopy

4580 Beltline Road
Addison, Texas 75001

2024 ALL RIGHTS RESERVED BY ODOM ARCHITECTS, P.C. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM ODOM ARCHITECTS, P.C.

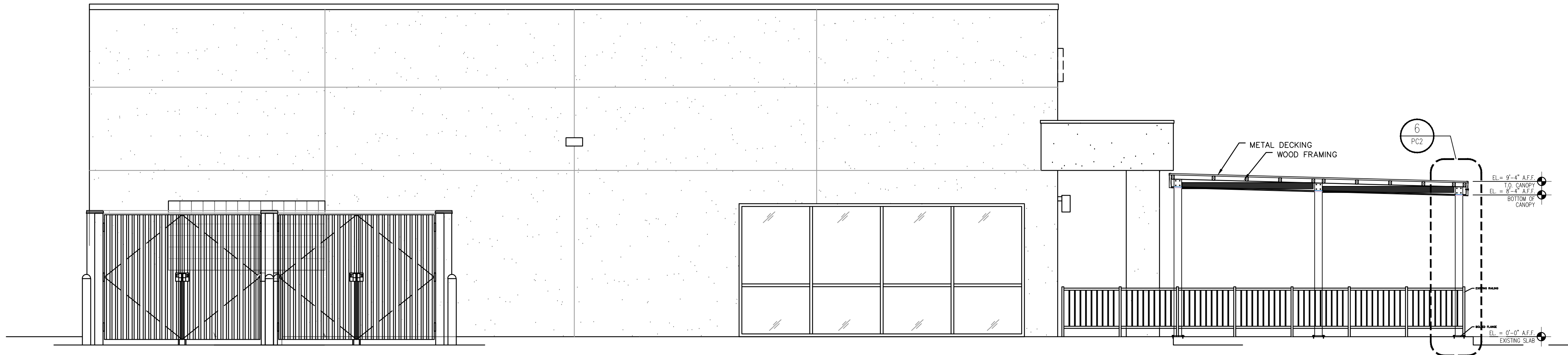
PROJECT: 1560.1223
CONSTRUCTION DOCUMENTS 01.12.24
REVISION #1 | CITY COMMENT 05.29.24



4877 PECAN RIDGE E
MOBILE, ALABAMA 36619
251-454-4407

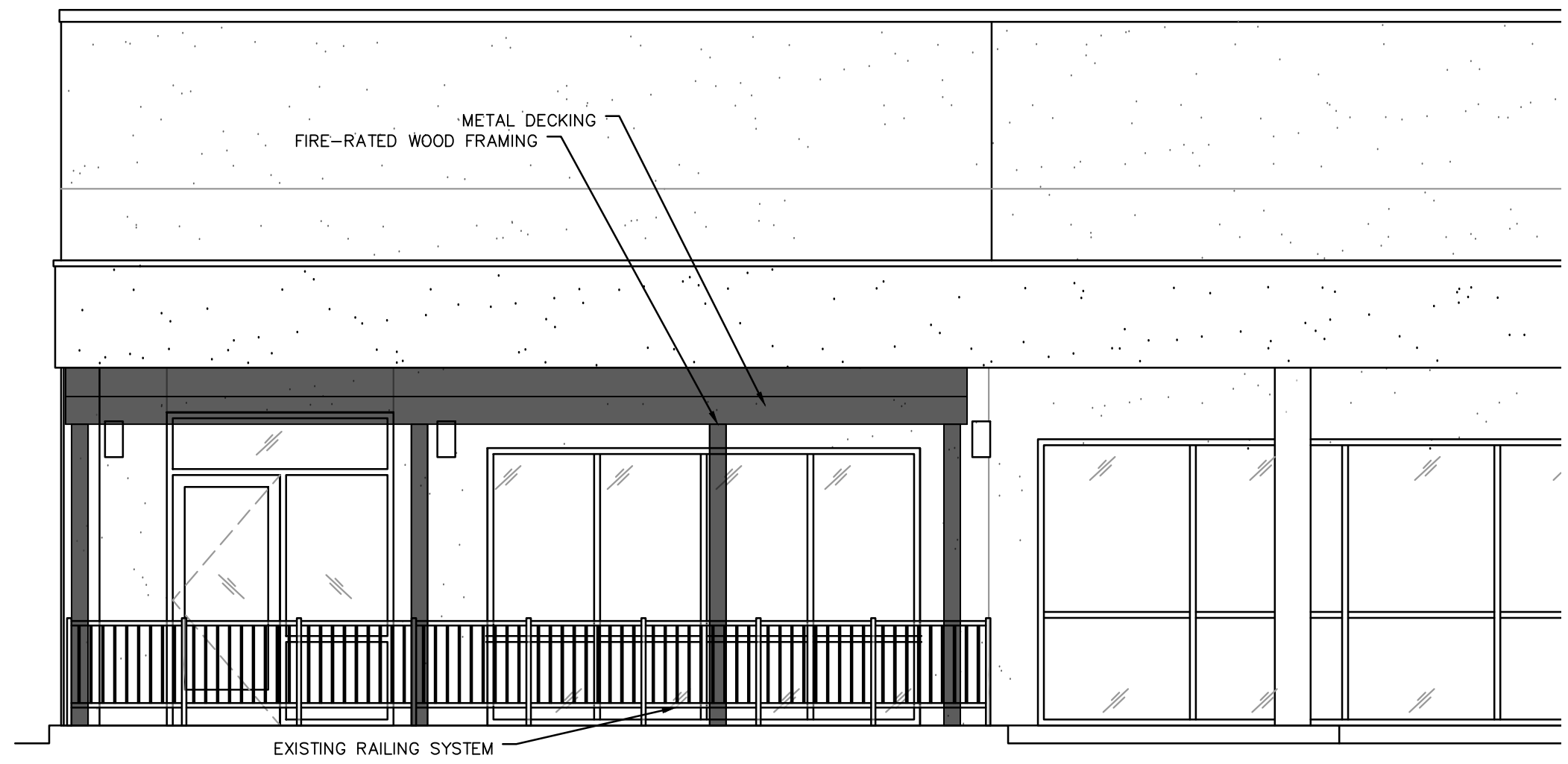
SHEET: PATIO CANOPY

PC.1



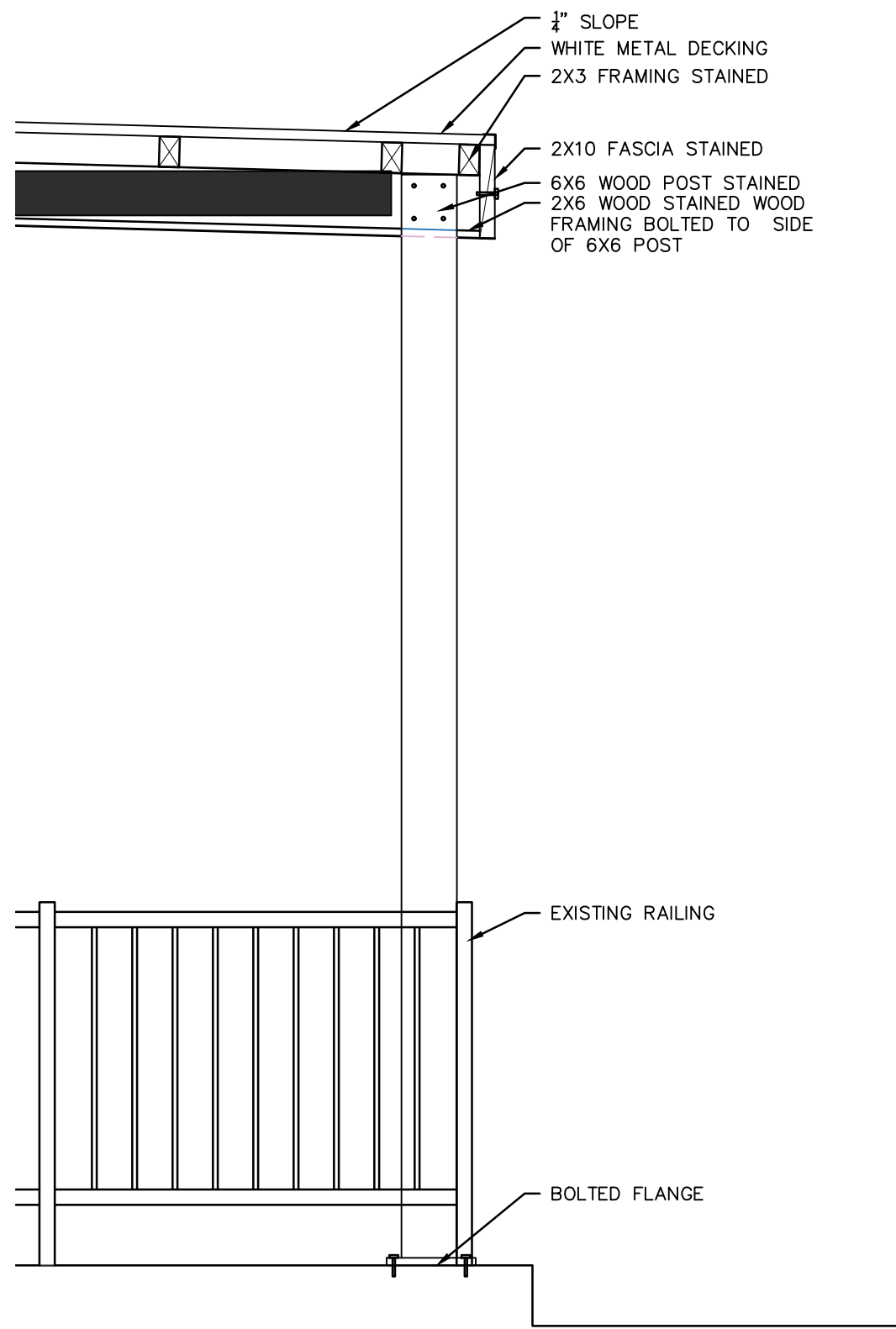
PATIO SIDE ELEVATION
1/4"=1'-0"

5



EXISTING FRONT ELEVATION
1/4"=1'-0"

7



CANOPY SECTION
3/4"=1'-0"

6

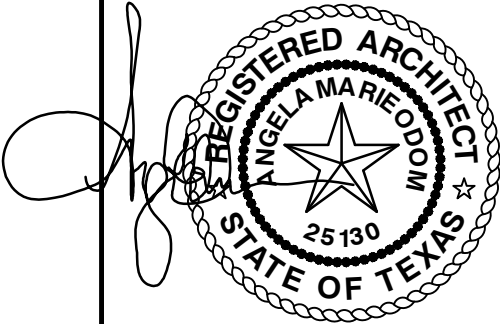


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THE TOASTED YOLK | Patio Canopy

4580 Beltline Road
Addison, Texas 75001

PROJECT: 1560.1223
CONSTRUCTION DOCUMENTS 01.12.24



4877 PECAN RIDGE E
MOBILE, ALABAMA 36619
251-454-4407

SHEET: PATIO CANOPY

PC.2

ORDINANCE NO. O22-26

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NO. O20-02 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 4580 BELT LINE ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on August 16, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No. 1853-SUP) for a restaurant and for the sale of alcoholic beverages for on-premises consumption at the property located at 4580 Belt Line Road (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned Local Retail (LR); and

WHEREAS, this change of zoning is in conformance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes 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. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. Ordinance No. O20-02 granting a Special Use Permit to Remington's, shall be repealed in its entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.

SECTION 3. A Special Use Permit authorizing a restaurant and authorizing the sale of alcoholic beverages for on-premises consumption for the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of

the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

- (c) The SUP granted herein for a restaurant and for the sale of alcoholic beverages for on-premises consumption, shall be limited to that particular area encompassing a total area not to exceed 4,593 square feet as designated on the final site plans attached hereto as **Exhibit A**.
- (d) No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas (hereinafter "City").
- (e) The sale of alcoholic beverages under this SUP shall be permitted in restaurants. For the purposes of this ordinance, the term "restaurant" means an establishment which receives at least sixty percent (60%) of its gross revenues from the sale of food.
- (f) Said establishment shall, upon request by the City, make available to the City or its agents, during reasonable hours its bookkeeping records for inspection to ensure that the conditions of subparagraph (d) above are being met.
- (g) Any nonconforming use of the Subject Property that is not considered a legal nonconforming use under the City's Comprehensive Zoning Ordinance shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
- (h) If the Subject Property is not used for the purposes for which said permit was granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permit granted herein.
- (i) If a license or permit to sell alcoholic beverages on the Subject Property is revoked, terminated, or cancelled by any authority with jurisdiction over the same, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permit granted herein.
- (j) The establishment shall not use the term "bar", "tavern", or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.

SECTION 4. 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 5. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional,

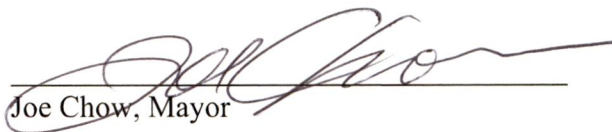
then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 6. 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.

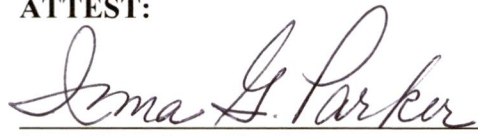
SECTION 7. This ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the 13th day of SEPTEMBER 2022

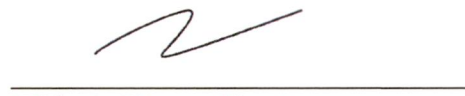
TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

ATTEST:


Irma G. Parker, City Secretary

APPROVED AS TO FORM:


Whitt L. Wyatt, City Attorney

Published in the Dallas Morning News 9/20/2022.

EXHIBIT A

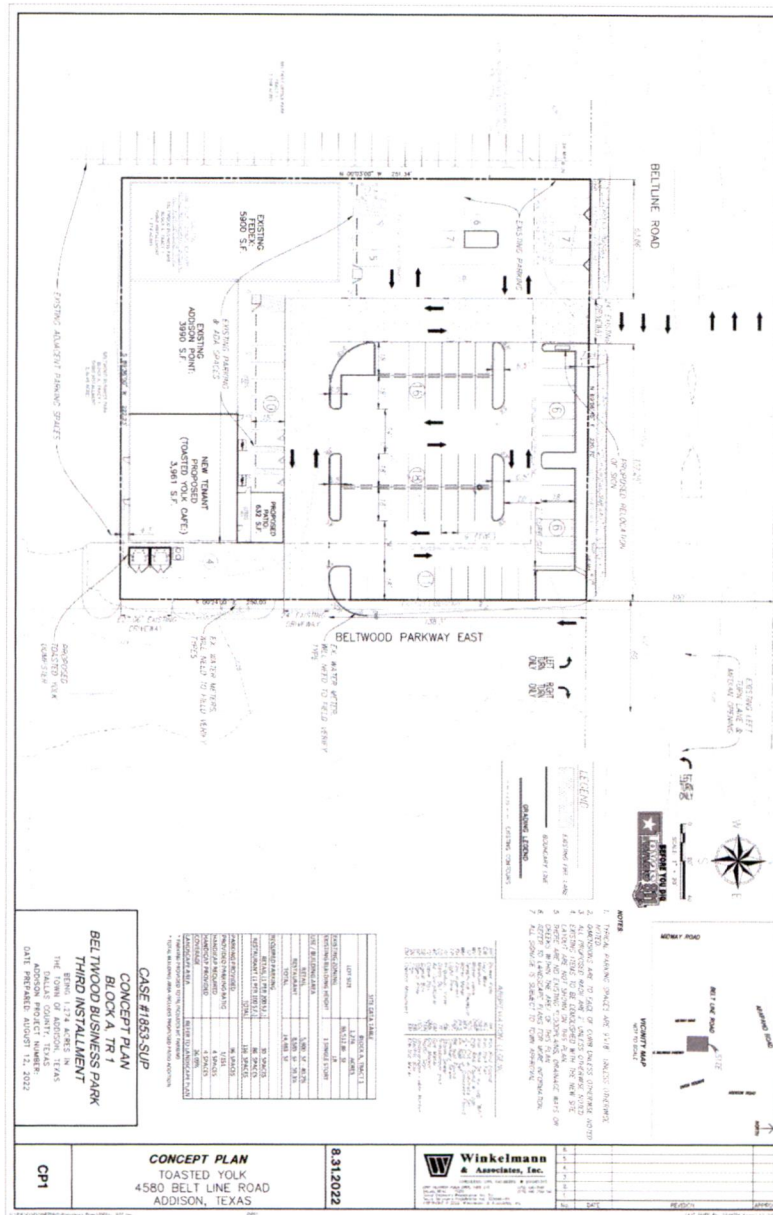


EXHIBIT A

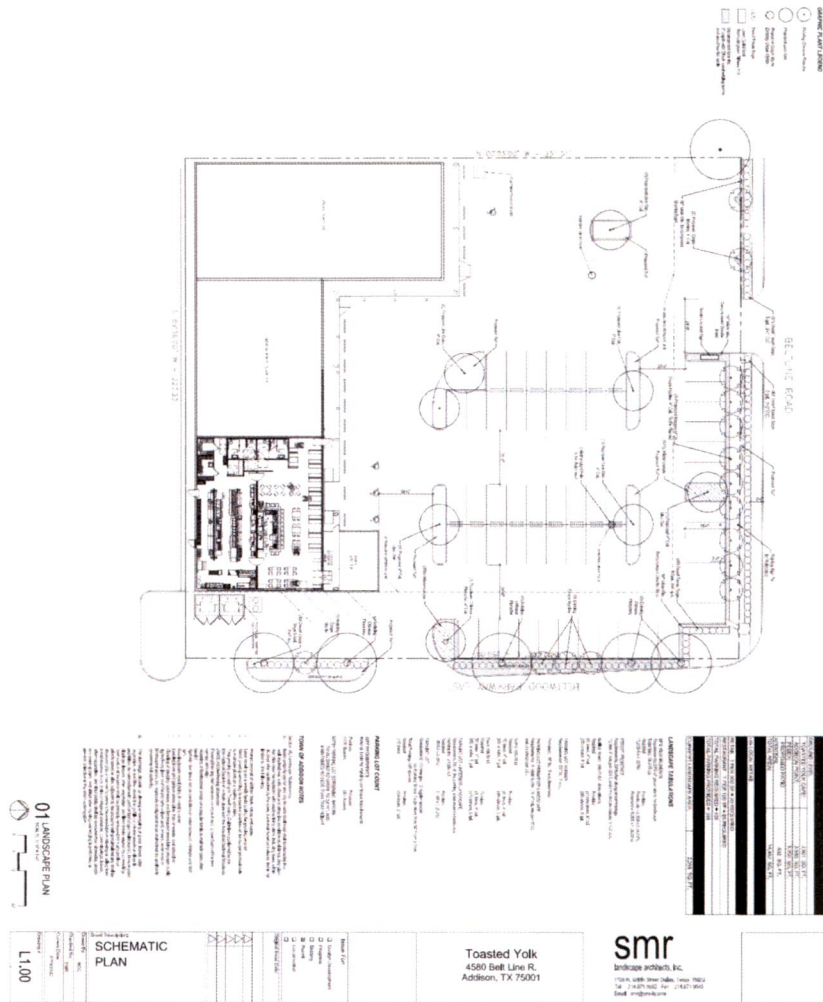
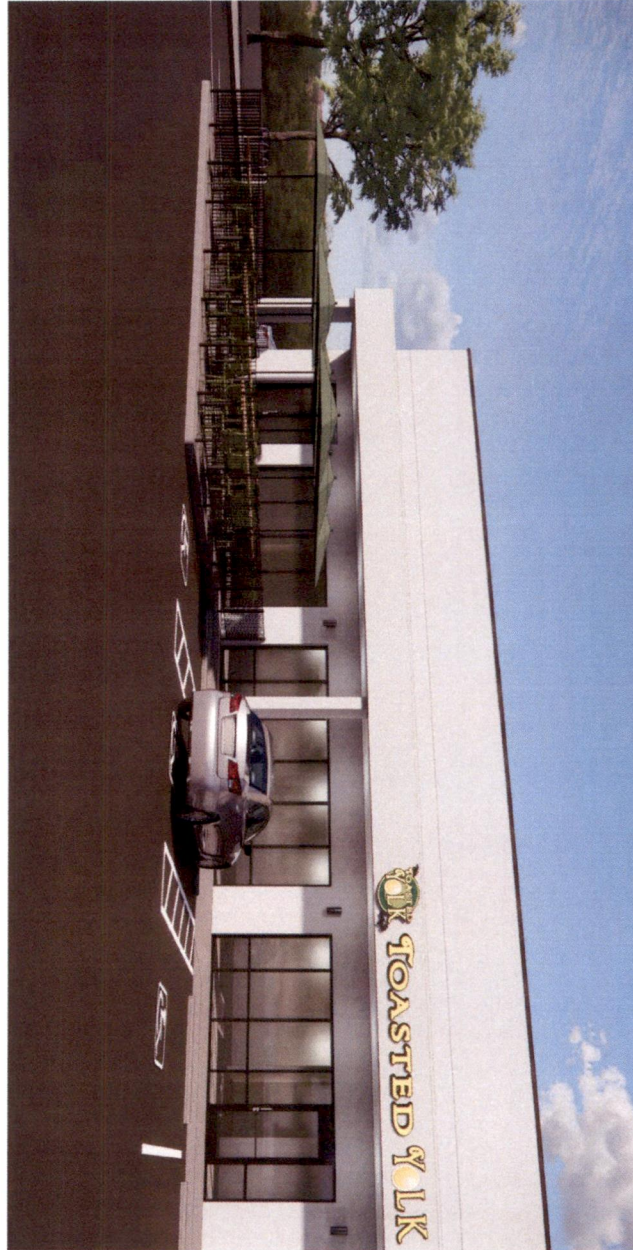


EXHIBIT A



EXHIBIT A



idstudio

Exterior Perspective View

2

EXHIBIT A

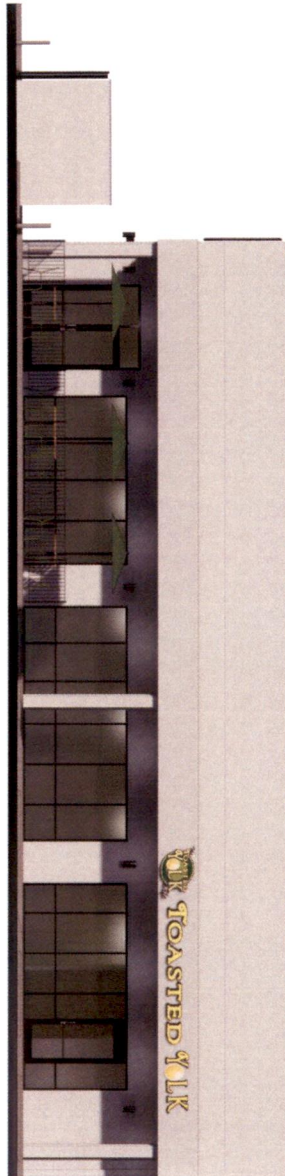


idstudio

Exterior Perspective View

EXHIBIT A

idstudio



Exterior Elevation-Front

4

EXHIBIT A

idstudio

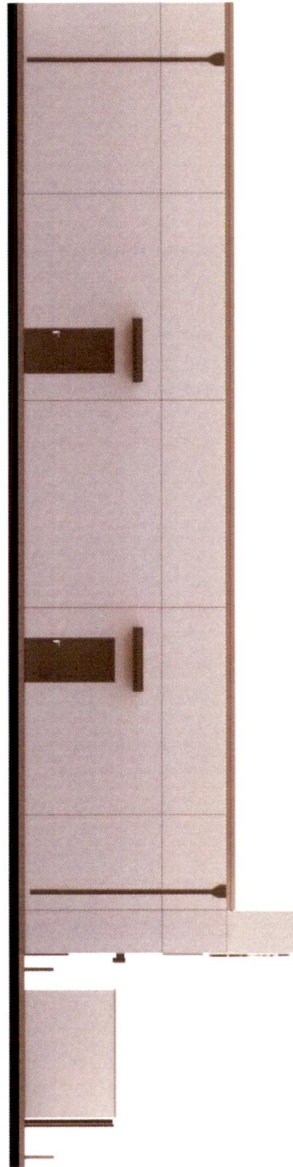
Exterior Elevation-Side



EXHIBIT A

idstudio

Exterior Elevation-Rear



Planning & Zoning Commission

5.

Meeting Date: 09/17/2024

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 410A, 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 1922-SUP/5100 Belt Line Road, Suite 410A (Landmark Grill).

Recommendation:

Administration recommends approval.

Attachments

1922-SUP Staff Report

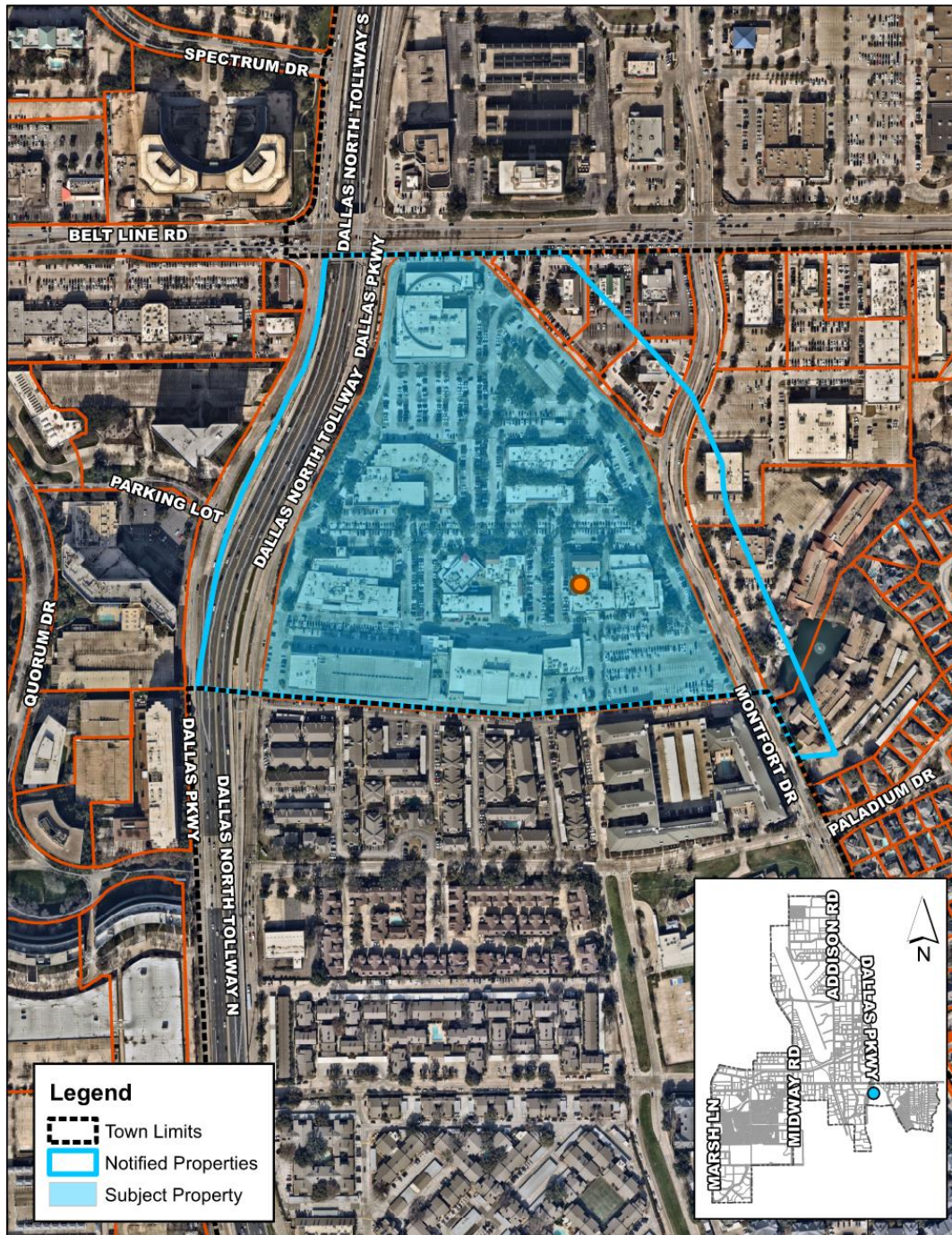
1922-SUP Letter of Intent

1922-SUP Plans

1922-SUP

PUBLIC HEARING Case 1922-SUP/5100 Belt Line Road, Suite 410A (Landmark). 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 410A, 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





September 17, 2024

STAFF REPORT

RE: Case 1922-SUP/5100 Belt Line Road, Suite 410A
(Landmark)

LOCATION: 5100 Belt Line Road, Suite 410A

REQUEST: Approval of a Special Use Permit (SUP) for a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 07/23/2024)

APPLICANT: Shaul Sultan, JS Capital Addison, LLC

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite 410A. The proposed restaurant would occupy a currently vacant suite within Village on the Parkway, generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O23-03.

Landmark is a full-service restaurant offering food and entertainment. The concept first originated in 2013 in Fort Worth, TX. The Addison restaurant would be the second location. The restaurant's menu offers American favorites like burgers, flatbreads, and wings. The bar will provide a variety of cocktails, wine, and beer. Customers can also enjoy entertainment, including a mechanical bull and arcade games.

The restaurant proposes to utilize the existing 3,725 square foot suite, plus a 1,450 square foot building addition, within Block 400 at Village on the Parkway. The new building addition will occupy the existing sidewalk and 4 parking spaces. The proposed hours of operation are 11:00am – 2:00am, seven days a week. The restaurant proposes to offer alcohol sales for on-premises consumption.

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, Landmark proposes to remodel the existing 3,725 square foot suite and expand the restaurant with a new 1,450 square foot building addition. The building addition will significantly change the exterior appearance of the suite. The proposed restaurant will provide indoor seating for approximately 186 individuals. The interior floor plan is comprised of a kitchen, service areas, a bar, and dining area with table, booth, and bar seating. The restaurant will utilize the solid waste facilities within the existing service yard, east 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 2,130 parking 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).

With this request, 4 parking spaces are proposed to be removed to accommodate the building addition. The additional gross square footage of the restaurant will also increase the parking demand by 14 spaces. This request would result in 2,256 spaces provided on site with a minimum parking requirement of 2,144. The site would continue to exceed the parking requirement.

Exterior Facades: The applicant is proposed a 1,450 square foot building addition that will extend toward the west, occupying existing surface parking. The primary entrance will continue to be located on the west façade. The new building addition will also accommodate a covered walkway to further enhance the pedestrian experience. The proposed façade materials include brick, wood, stucco, and metal accents.

Landscaping and Open Space: There are minor modifications proposed to the landscaping surrounding the exterior of the suite. The existing shrubs near the front of the suite are proposed to be removed to accommodate the building addition. To replace the shrubs, a new planting bed is proposed to be located along the southern wall of the building addition. To further enhance the façade, faux plant material is proposed throughout the covered walkway. The request does not include the removal of trees.

RECOMMENDATION: **APPROVAL**

Landmark will continue to expand the restaurant and entertainment offerings at Village on the Parkway. It will also enhance the overall appearance and fill a currently vacant suite. Continued reinvestment and new concepts further promote Village on the Parkway as a restaurant and entertainment destination within the region.

Staff recommends approval of these requests.



Concept Letter of Intent

Landmark is a casual neighborhood restaurant and bar concept that embodies a laid-back, welcoming atmosphere where locals can gather, relax, and enjoy good company. The restaurant focuses on creating a comfortable and inviting environment with:

- **Casual Vibe:** Landmark offers a relaxed, unpretentious setting that appeals to a broad audience, from regulars to newcomers.
- **Neighborhood Focus:** It's designed to be a go-to spot for people in the community, making it a central hub for socializing and unwinding.
- **Accessible Menu:** The menu typically includes a variety of drinks, including classic and craft cocktails, beers, and a selection of americana favorites catering to diverse tastes.
- **Entertainment:** Landmark often features entertainment options such as live music, trivia nights, and sports viewing events, creating an engaging and dynamic experience for guests.

Landmark is essentially the kind of place where people can come as they are, whether for a lunch meeting, quick drink after work, a night out with friends, or to catch a game. It's designed to be a cornerstone of the neighborhood, offering something for everyone.

The first Landmark Bar & Kitchen restaurant opened in 2013 in Fort Worth, TX and has continued to be a favorite for locals and business travelers.

Please check out www.LandmarkBars.com to learn more about the concept.

Concept Info:

Hours of Operations: Daily from 11am – 2am

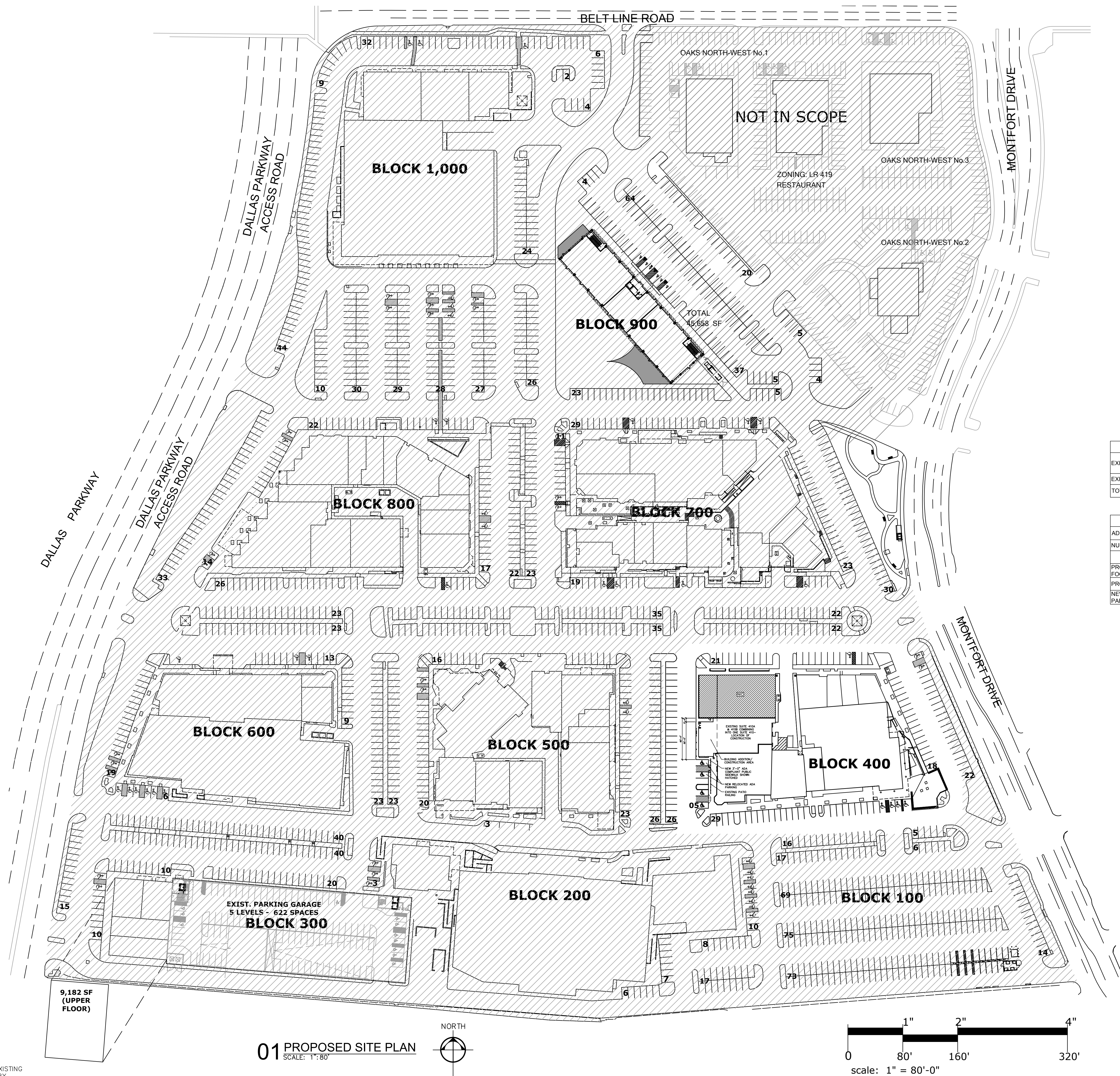
Employees: 40-50

Sample Food Menu: [CLICK HERE](#)

Sample Drink Menu: [CLICK HERE](#)

Executive Chef: Paul Niekrasz(previously with HG Sply Co, Restaurants America, Fat Rabbit, Foxtrot)

General Manager: Aaron Latus(previously with Pappasitos, Pappas Bros. Steakhouse, Pappadeux)



EXISTING PARKING COUNT	
EXISTING REQUIRED PARKING:	2,130 (1,699 SPACES FOR RETAIL/RESTAURANT & 428 SPACES FOR THEATER)
EXISTING APPROVED PARKING:	2,260
TOTAL EXISTING SQUARE FOOTAGE:	382,710 W/ PATIOS

PROPOSED PARKING COUNT	
ADDED SQUARE FOOTAGE:	1,367
NUMBER OF NEW REQUIRED SPACES:	14
PROPOSED NEW TOTAL SQUARE FOOTAGE:	384,077
PROPOSED NEW REQUIRED PARKING:	2,144
NEW PROPOSED PROVIDED EXISTING PARKING:	2,256

SITE PLAN NOTES:
a. "Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans."
b. "Open storage, where permitted, shall be screened in accordance with Town regulations."
c. "Buildings with an aggregate sum of 0 square feet or greater on a lot shall have an automatic fire sprinkler system installed throughout all structures. Alternative fire protection measures may be approved by the Fire Marshal."
d. "All signage is subject to Town approval via a Sign Permit."
e. "All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval."
f. "This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual."

Note: "Handicap parking is w will be provided in accordance with ADA standards."

General Notes:

- The purpose of this new special use permit Case No. 1922-SUP application is to allow for the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant.
- ALL OF HAWKERS IS NOT IN CONTRACT AND THERE IS NO CONSTRUCTION TO THIS SUITE OR ANY OTHERS EXCEPT FOR THE SUITE SHOWN IN THIS PROPOSED NEW LAYOUT AND EXTENSION.

PROJECT

LANDMARK

BAR & KITCHEN

SUITE 410

ADDITION TO AN EXISTING BUILDING AND INTERIOR REMODEL

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAYBE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THEN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT OR DESIGNER.

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momac500@hotmail.com

REG. SEERED ARCHITECT
MORRIS W. MACINTOSH
12933
STATE OF TEXAS
09/22-24

DESIGN CONSULTANT

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CONTACT: HEATHER SMITH
HSMITH@HALOSTUDIODESIGNS.COM

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jarret@choice.engineering

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Dallas, TX 75206
(832)638-3378

PROPERTY OWNER

VOP Partners LLC
5001 Spring Valley Road
Suite 450E
Dallas, TX 75244
jason.jones@voppartners.com
214-334-3560

VICINITY MAP:

NOT TO SCALE

SHEET NAME:

SP1.0

SHEET NAME

SITE PLAN

DATE:

09/02/2024

CASE #:

1922-SUP

SUB DIVISION NAME:

VILLAGE ON THE PARKWAY

LEGAL DESCRIPTION:

LOT 1, BLOCK A/8170
PARKWAY PLACE ADDITION NO. 2
VOLUME 71097, PAGE 2205
LOT 2A, OF LOTS 1A, 1B, AND 2A

ADDRESS:

5100 BELT LINE ROAD,
ADDISON, TEXAS 75254

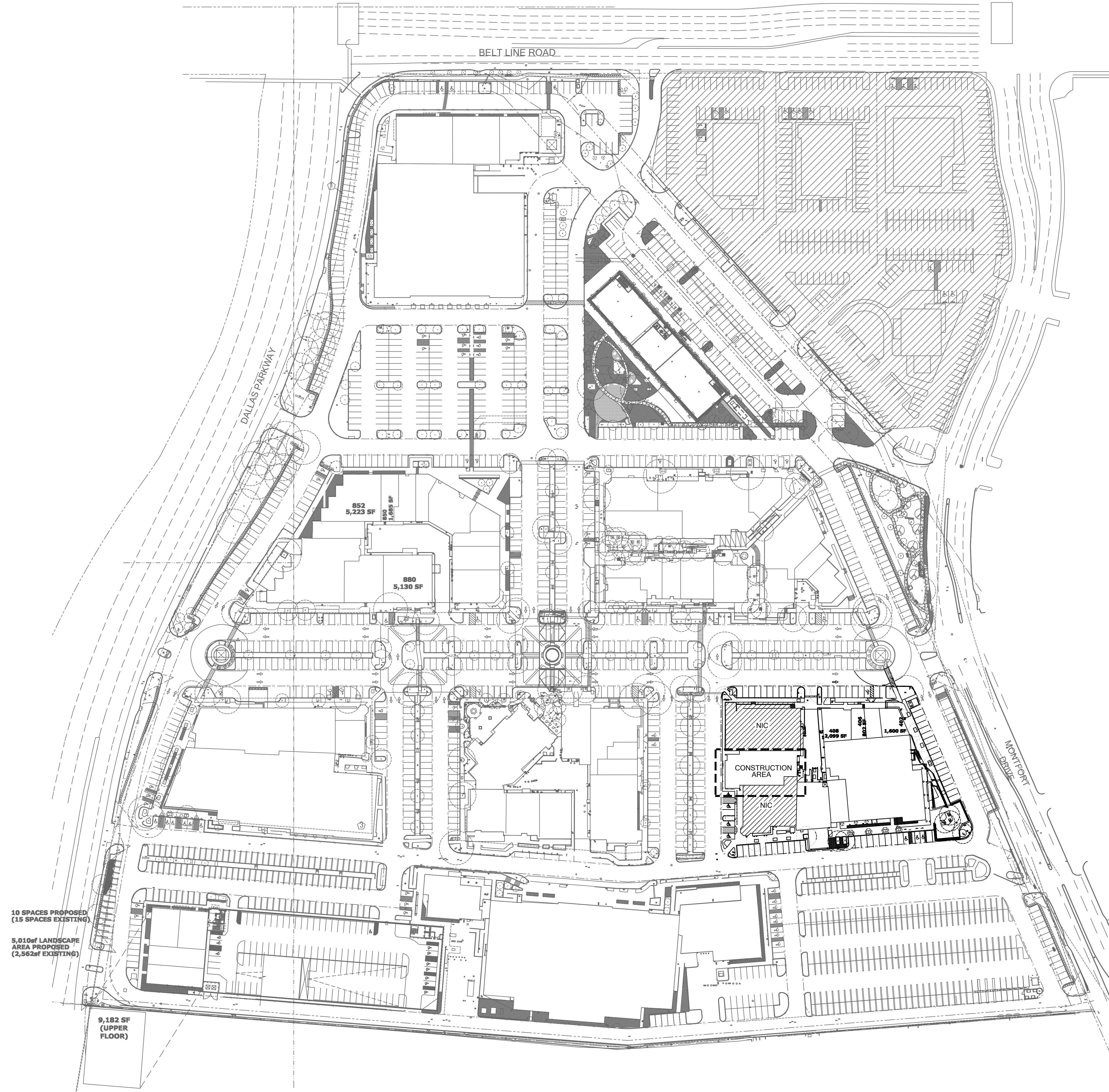
SITE INFORMATION:

EXISTING LAND USE:
LOT AREA:
BUILDING SQ FT:
SPRINKLED:
ZONING EXISTING USE:
BUILDING HEIGHT:
PATIO SQ. FT.

SHOPPING CENTER
1,376,833 SQ. FT.
5,395 SQ. FT.
(EXTERIOR FOOT PRINT)
SPRINKLED
PLANNED DEVELOPMENT
SEE DRAWING
NA

*NOTE: BASED OFF OF EXISTING SITE PLAN PROVIDED BY PROPERTY OWNER.

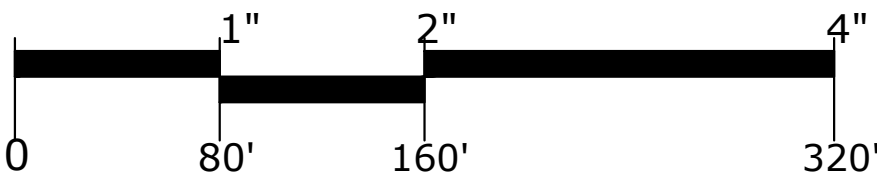
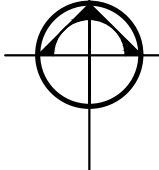
*NOTE: BASED OFF OF EXISTING LANDSCAPE PLAN PROVIDED BY PROPERTY OWNER.



01 PROPOSED LANDSCAPE PLAN

SCALE: 1"= 80'

NORTH



LANDSCAPE LEGEND

- EXISTING CANOPY TREE (8" CAL. MIN. 14'-16' TALL)
(LIVE OAK, BALD CYPRESS, CHINKAPIN OAK, RED OAK)
- EXISTING ORNAMENTAL TREE
(2.5" CAL. MIN)
(DESERT WILLOW, TEXAS REDBUD (8'-10' TALL MIN), CRAPE MYRTLE (6'-8' TALL MIN)
- EVERGREEN SCREENING SHRUB
PLANTING AREA (36" HT. AT TIME OF PLANTING, 5 GAL MIN, FULL BODIED)
(DWARF WAX MYRTLE, TEXAS SAGE, NANDINA, JUNIPER)
- EXISTING TREE TO BE PRESERVED
(SYMBOL SIZE VARIES BY CANOPY SIZE)
- EXISTING TREE TO BE REMOVED
(SYMBOL SIZE VARIES BY CANOPY SIZE)
- PROPOSED LANDSCAPE SITE AREA
(MIXED PLANTING - NATIVE OR ADAPTED SHRUBS OR GROUNDCOVER)
- EXISTING LANDSCAPE SITE AREA
(LAWN OR MIXED PLANTING)
- EXISTING LANDSCAPE SITE AREA
(MIXED PLANTING - NATIVE OR ADAPTED SHRUBS OR GROUNDCOVER)
- EXISTING LANDSCAPE SITE AREA
(LAWN - BUFFALO, ZOYSIA, BERMUDA)
- EXISTING DECOMPOSED GRANITE
- PROPOSED NEW PEDESTRIAN PAVEMENT
- EXISTING PEDESTRIAN PAVEMENT
- LIMITS OF WORK
- EASEMENT
- PROPERTY LINE

IRRIGATION NOTES

* ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A CODE COMPLIANT IRRIGATION SYSTEM WILL BE INSTALLED THAT CONFORMS WITH INDUSTRY STANDARDS.

SOIL NOTES

* EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cutf.)
* EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cutf.)

PLANTING LOCATION NOTES

* PROPOSED TREE LOCATIONS CAN BE ADJUSTED OR EXISTING TREES WITHIN THE LIMITS OF WORK ONLY. REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE DIRECTOR OF PARKS AND RECREATION OR DIRECTOR'S DESIGNEE. IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

LANDSCAPE CALCULATIONS

Addison, Texas Village on the Parkway			
		Percent	SQ. FT.
Total Site Area			1,376,644 (31.6 ACRES)
Total Landscape Site Area			
Landscape Site Area Required		20%	275,348
Landscape Site Area Existing		7.85%	248,472
Landscape Site Area Provided		10.21%	36
Parking Lot Planting Area			
		Percent	SQ. FT.
General Planting Area Required		10%	51,616
General Planting Area Provided		20.63%	106,392
20'-0" Buffer Requirement			
		LINEAR FT	SQ. FT.
20' Buffer Required		2,165	35,704
20' Buffer Provided		1,238	36,057

PROJECT

LANDMARK

BAR & KITCHEN

SUITE 410

ADDITION TO AN EXISTING BUILDING AND INTERIOR REMODEL

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CONTACT: HEATHER SMITH
HSMITH@HALOSTUDIODESIGNS.COM

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(832)638-3378

PROPERTY OWNER

VOP Partners LLC
5001 Spring Valley Road
Suite 450E
Dallas, TX 75244
jason.jones@voppartners.com
214-334-3560

VICINITY MAP:

SHEET NAME:

SP1.1

SHEET NAME

LANDSCAPE PLAN

DATE:

09/02/2024

CASE #:

1922-SUP

SUB DIVISION NAME:

VILLAGE ON THE PARKWAY

LEGAL DESCRIPTION:

LOT 1, BLOCK A/8170
PARKWAY PLACE ADDITION NO. 2
VOLUME 71097, PAGE 2205
LOT 2A, OF LOTS 1A, 1B, AND 2A

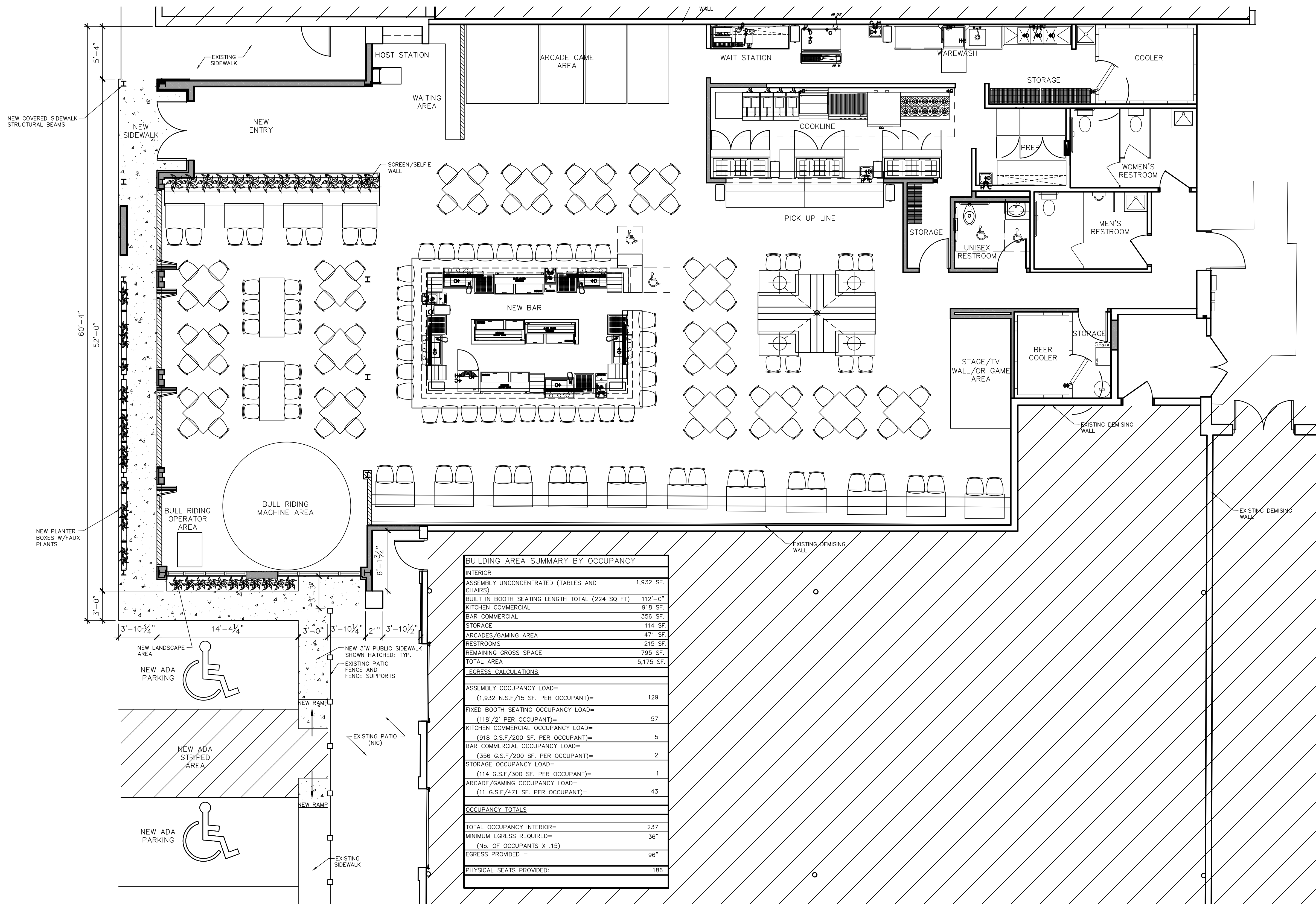
ADDRESS:

5100 BELT LINE ROAD,
ADDISON, TEXAS 75254

SITE INFORMATION:

EXISTING LAND USE:
LOT AREA:
BUILDING SQ. FT.:
SPRINKLED:
ZONING EXISTING USE:
PATIO SQ. FT.

SHOPPING CENTER
1,376,833 SQ. FT.
5,395 SQ. FT.
(EXTERIOR FOOT PRINT)
SPRINKLED
PLANNED DEVELOPMENT
SEE DRAWING
NA



WALL LEGEND

- NEW WALL AS SCHEDULED
- EXISTING WALL TO REMAIN
- NEW LOW WALL

General Notes:

1. AIR/FLY FANS TO BE PROVIDED AT ALL EXTERIOR OPENING WINDOW SYSTEM; TYP.

PROJECT

LANDMARK

BAR & KITCHEN

SUITE 410

ADDITION TO AN EXISTING BUILDING AND INTERIOR REMODEL

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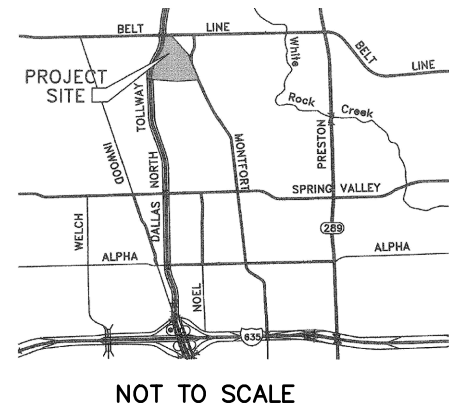
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PROPERTY OWNER

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jason.jones@voppartners.com
214-334-3560

VICINITY MAP:



SHEET NAME:

SP2.0

SHEET NAME

FLOOR PLAN

DATE:

09/02/2024

CASE #:

1922-SUP

SUB DIVISION NAME:

VILLAGE ON THE PARKWAY

LEGAL DESCRIPTION:

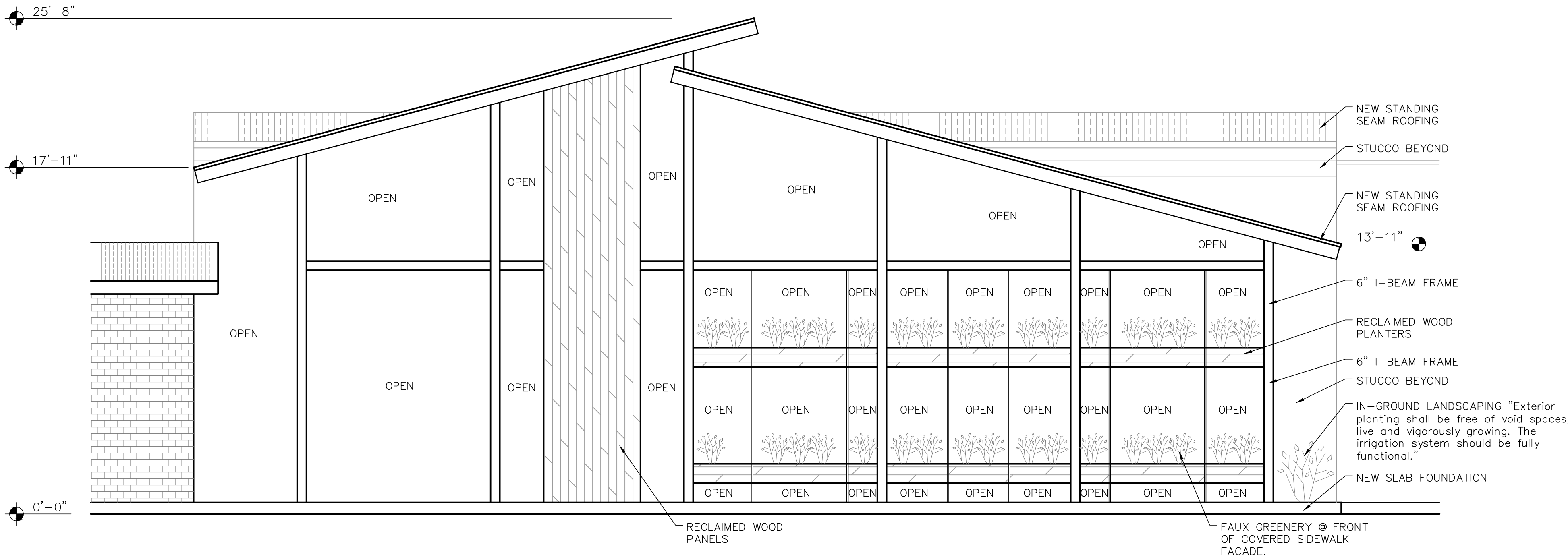
LOT 1, BLOCK A/8170
PARKWAY PLACE ADDITION NO. 2
VOLUME 71097, PAGE 2205
LOT 2A, OF LOTS 1A, 1B, AND 2A

ADDRESS:

5100 BELT LINE ROAD,
ADDISON, TEXAS 75254

SITE INFORMATION:

EXISTING LAND USE: SHOPPING CENTER
LOT AREA: 1,376,833 SQ. FT.
BUILDING SQ FT: 5,395 SQ. FT.
(EXTERIOR FOOT PRINT)
SPRINKLED: SPRINKLED
ZONING EXISTING USE: PLANNED DEVELOPMENT
BUILDING HEIGHT: SEE DRAWING
PATIO SQ. FT.: NA



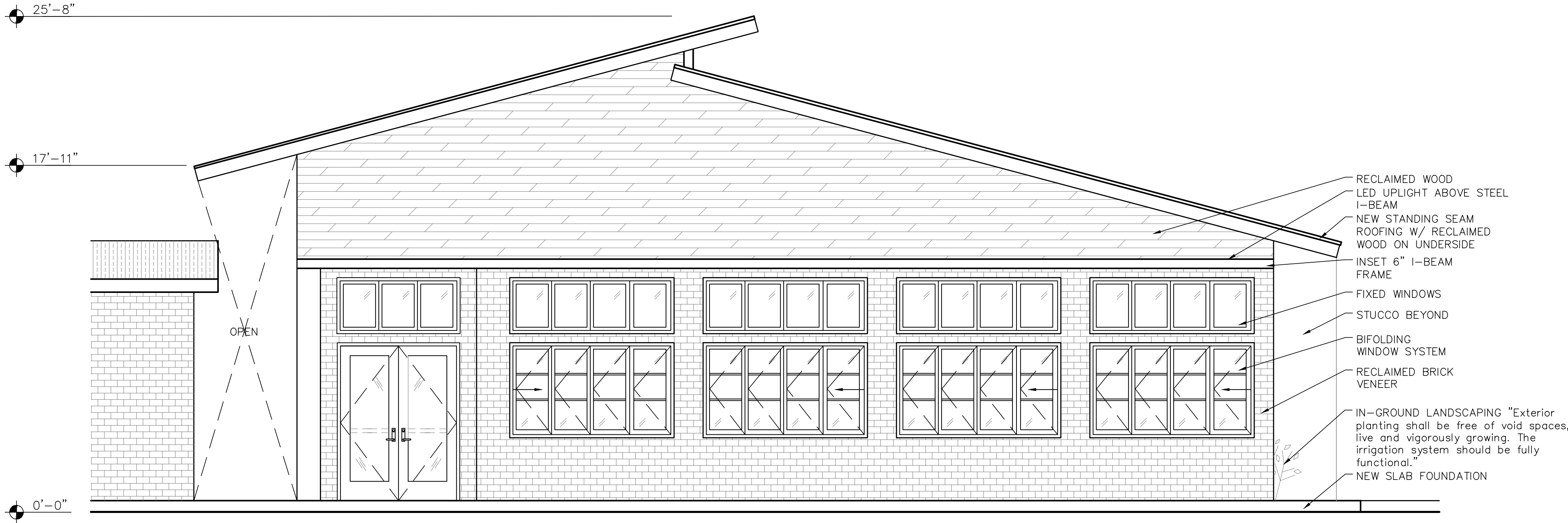
MATERIAL LEGEND

	PAINTED STUCCO	
	METAL STANDING SEAM ROOF	
	BRICK	
	WOOD PANELS	

FACADE OTHER:	724 SQ FT
FACADE MASONRY:	424 SQ FT
WINDOWS:	263 SQ FT
DOORS:	52 SQ FT
TOTAL FACADE:	1,463 SQ FT

01 WEST ELEVATION- IN FRONT OF COVERED SIDEWALK

SCALE: 1/4" = 1'-0"



02 WEST ELEVATION- ACTUAL BUILDING WEST FACE

SCALE: 1/4" = 1'-0"

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

PROJECT

★
LANDMARK
BAR & KITCHEN

SUITE 410

ADDITION TO AN EXISTING BUILDING
AND INTERIOR REMODEL

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USED IN CONNECTION WITH ANY
WORK, OTHER THEN THE SPECIFIC
PROJECT FOR WHICH THEY HAVE BEEN
PREPARED, WITHOUT PRIOR WRITTEN
AUTHORIZATION FROM THE ARCHITECT
OR DESIGNER.

ARCHITECT OF RECORD

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momac500@hotmail.com

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CITY, TEXAS 75156
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CONTACT: HEATHER SMITH
HSMITH@HALOSTUDIODESIGNS.COM

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Fax: 972-491-9870
dr.ac@alpha-c-eng.com
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CONTACT: JARRET RICE
jarret@choice.engineering

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PROPERTY OWNER

VOP Partners LLC
5001 Spring Valley Road
Suite 450E
Dallas, TX 75244
jason.jones@voppartners.com
214-334-3560

VICINITY MAP:

SHEET NAME:

SP3.0

SHEET NAME

FACADE ELEVATIONS

DATE:

09/02/2024

CASE #:

1922-SUP

SUB DIVISION NAME:

VILLAGE ON THE PARKWAY

LEGAL DESCRIPTION:

LOT 1, BLOCK A/8170
PARKWAY PLACE ADDITION NO. 2
VOLUME 71097, PAGE 2205
LOT 2A, OF LOTS 1A, 1B, AND 2A

ADDRESS:

5100 BELT LINE ROAD,
ADDISON, TEXAS 75254

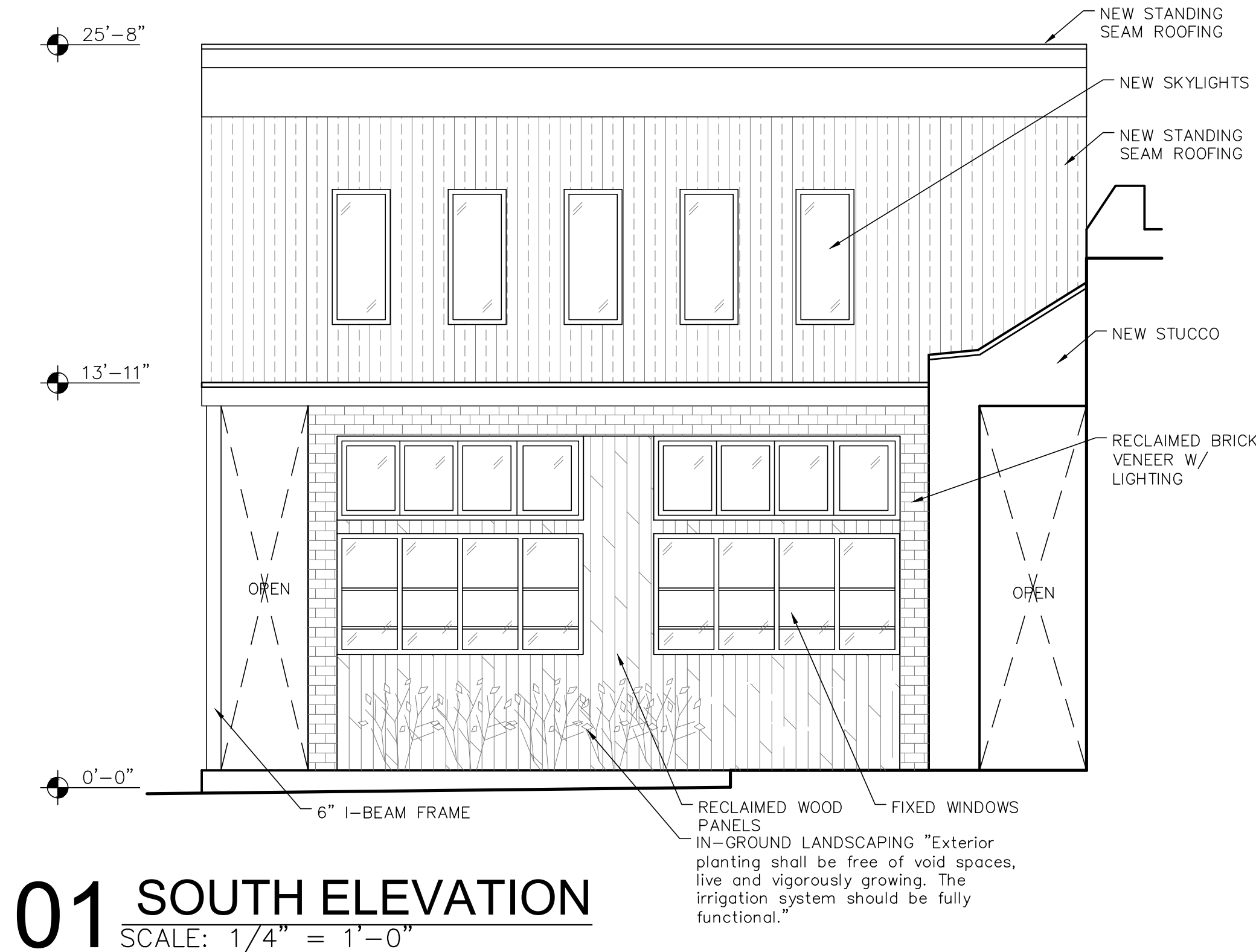
SITE INFORMATION:

EXISTING LAND USE:
LOT AREA:
BUILDING SQ FT:

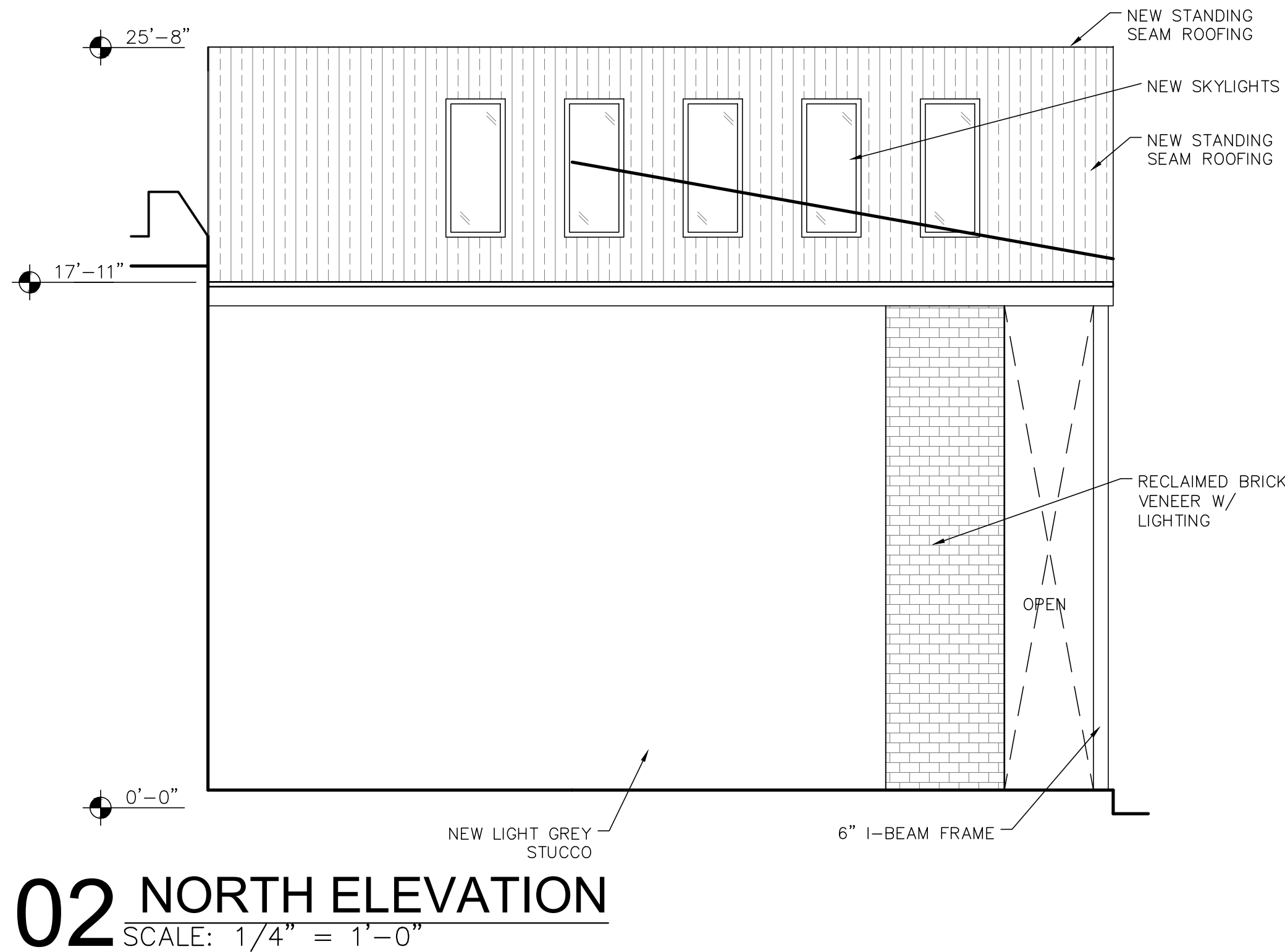
SHOPPING CENTER
1,376,833 SQ. FT.
5,885 SQ. FT.
(EXTERIOR FOOT PRINT)

SPRINKLED:
ZONING EXISTING USE:
BUILDING HEIGHT:
PATIO SQ. FT.

SPRINKLED
PLANNED DEVELOPMENT
SEE DRAWING
NA



MATERIAL LEGEND		
	PAINTED STUCCO	
	METAL STANDING SEAM ROOF	
	BRICK	
	WOOD PANELS	
FACADE OTHER: 724 SQ FT		
FACADE MASONRY: 424 SQ FT		
WINDOWS: 263 SQ FT		
DOORS: 52 SQ FT		
TOTAL FACADE: 1,463 SQ FT		



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

PROJECT

★

LANDMARK

BAR & KITCHEN

SUITE 410

ADDITION TO AN EXISTING BUILDING AND INTERIOR REMODEL

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jason.jones@voppartners.com
214-334-3560

VICINITY MAP:

SHEET NAME:

SP 3.1

SHEET NAME

FACADE ELEVATIONS

DATE:

09/02/2024

CASE #:

1922-SUP

SUB DIVISION NAME:

VILLAGE ON THE PARKWAY

LEGAL DESCRIPTION:

LOT 1, BLOCK A/8170
PARKWAY PLACE ADDITION NO. 2
VOLUME 71097, PAGE 2205
LOT 2A, OF LOTS 1A, 1B, AND 2A

ADDRESS:

5100 BELT LINE ROAD,
ADDISON, TEXAS 75254

SITE INFORMATION:

EXISTING LAND USE: SHOPPING CENTER
LOT AREA: 1,376,833 SQ. FT.
BUILDING SQ FT: 5,365 SQ. FT.
(EXTERIOR FOOT PRINT)
SPRINKLED: SPRINKLED
ZONING EXISTING USE: PLANNED DEVELOPMENT
BUILDING HEIGHT: SEE DRAWING
PATIO SQ. FT. NA

*NOTE: RENDERINGS ARE CONCEPTUAL ONLY. NOT ALL ITEMS DEPICTED ARE 100% TRUE TO REALITY OR ARE 100% TRUE TO EXISTING CONDITIONS, AS THESE ARE FOR DESIGN INTENT AND CONCEPT UNDERSTANDING ONLY.



01 WEST ENTRY ELEVATION A
SCALE: NTS



HAWKERS EXIT DOOR AROUND CORNER FROM COLUMN
OPENING BEHIND RAILING FOR FULL SIDEWALK ACCESS AND EGRESS.

02 WEST ENTRY ELEVATION A
SCALE: NTS

FACADE PLAN NOTES
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When permitted, exposed utility boxes and conduits shall be painted to match the building
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Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official

PROJECT

LANDMARK

BAR & KITCHEN

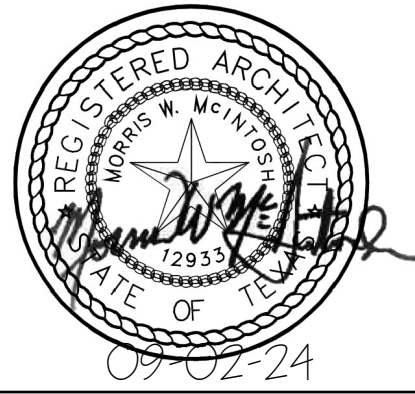
SUITE 410

ADDITION TO AN EXISTING BUILDING AND INTERIOR REMODEL

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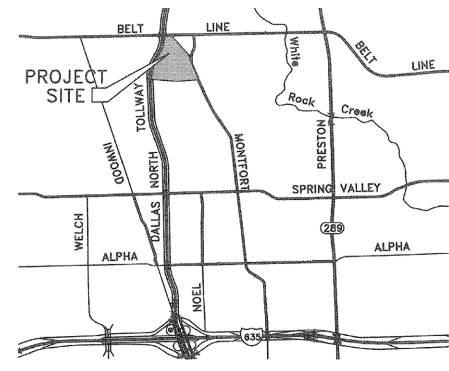
TENANT

SHAUL SULTAN
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(832)638-3378

PROPERTY OWNER

VOP Partners LLC
5001 Spring Valley Road
Suite 450E
Dallas, TX 75244
jason.jones@voppartners.com
214-334-3560

VICINITY MAP:



NOT TO SCALE

SHEET NAME:

SP 3.2

SHEET NAME

FACADE ELEVATIONS

DATE:

09/02/2024

CASE #:

1922-SUP

SUB DIVISION NAME:

VILLAGE ON THE PARKWAY

LEGAL DESCRIPTION:

LOT 1, BLOCK A/8170
PARKWAY PLACE ADDITION NO. 2
VOLUME 71097, PAGE 2205
LOT 2A, OF LOTS 1A, 1B, AND 2A

ADDRESS:

5100 BELT LINE ROAD,
ADDISON, TEXAS 75254

SITE INFORMATION:

EXISTING LAND USE:
LOT AREA:
BUILDING SQ. FT.

SHOPPING CENTER
1,376,833 SQ. FT.
5,395 SQ. FT.
(EXTERIOR FOOT PRINT)

SPRINKLED:
ZONING EXISTING USE:
BUILDING HEIGHT:
PATIO SQ. FT.

SPRINKLED
PLANNED DEVELOPMENT
SEE DRAWING
NA

Planning & Zoning Commission

6.

Meeting Date: 09/17/2024

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 732, 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 1923-SUP/5100 Belt Line Road, Suite 732 (Nouveau).

Recommendation:

Administration recommends approval.

Attachments

1923-SUP Staff Report

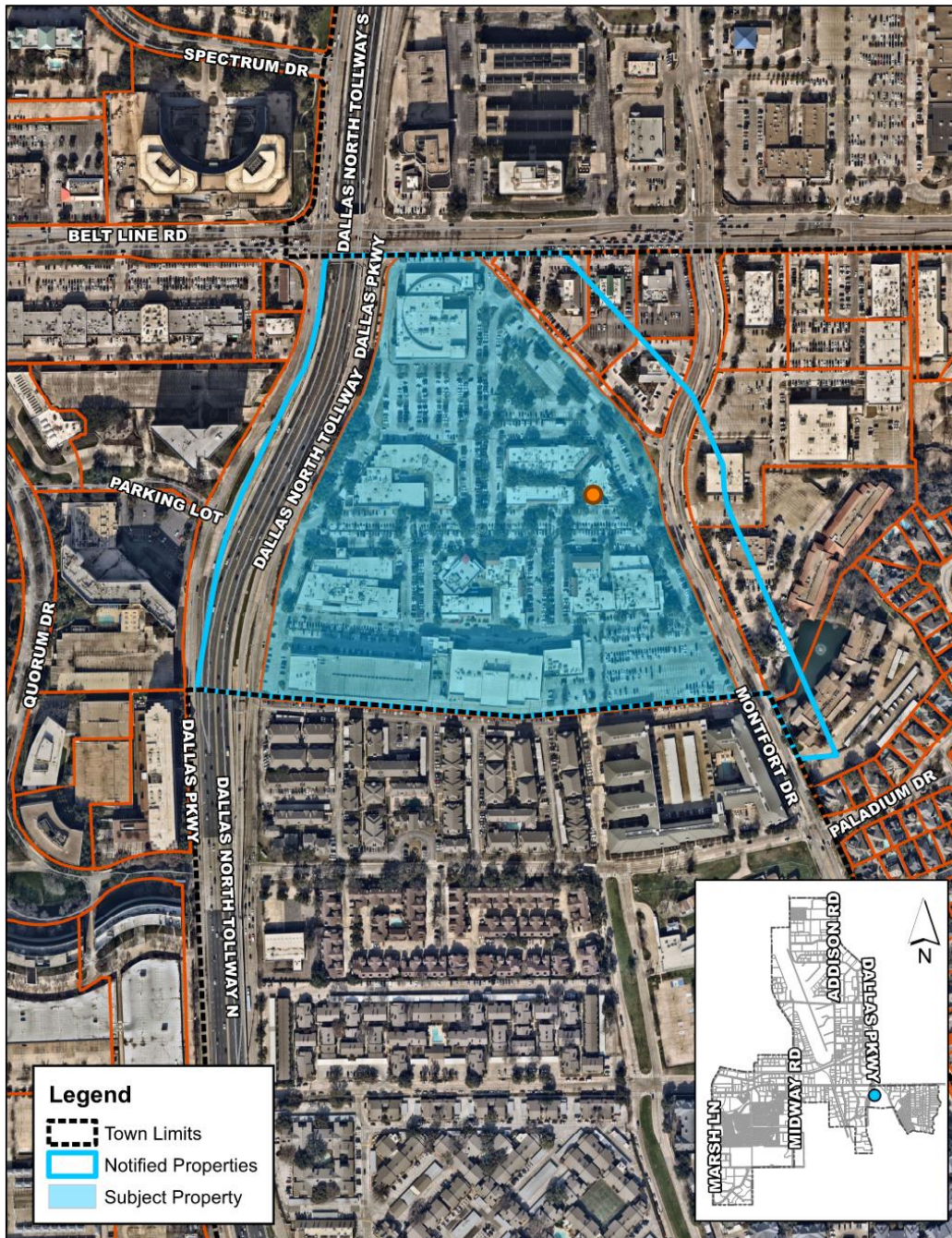
1923-SUP Letter of Intent

1923-SUP Plans

1923-SUP

PUBLIC HEARING Case 1923-SUP/5100 Belt Line Road, Suite 732 (Nouveau). 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 732, 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





September 17, 2024

STAFF REPORT

RE: Case 1923-SUP/5100 Belt Line Road, Suite 732 (Nouveau)

LOCATION: 5100 Belt Line Road, Suite 732

REQUEST: Approval of a Special Use Permit (SUP) for a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 08/12/2024)

APPLICANT: Kwame Richards, Nouveau Noir, LLC

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite 732. The proposed restaurant would occupy a currently vacant suite 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 restaurant, Dream Café, which was approved via SUP, [Ordinance No. 011-065](#). The center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O23-03.

[Nouveau](#) is a full-service restaurant serving brunch, lunch and dinner. The concept originated in 2019 and has since expanded. The Addison restaurant would be Nouveau's third location and first in Texas. The existing restaurants are located in Georgia. The restaurant's menu offers southern inspired comfort food, and the bar will provide a variety of cocktails, wine, and beer.

The restaurant proposes to utilize an existing 3,984 square foot space within Block 700 at Village on the Parkway. The space, Suite 732, was formerly used as a restaurant, however it has remained vacant for several years. The restaurant will include an existing 600 square foot patio space situated at the entrance of the suite. Nouveau proposes to offer alcohol sales for on-premises consumption.

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, Nouveau proposes utilize the existing 3,984 square foot suite. The applicant has proposed some interior modifications; however, the suite layout will largely remain as is. This suite has an existing 600 square foot patio space that is separated from the public realm by an existing metal fence, which is proposed to remain. The proposed restaurant will provide indoor seating for approximately 77 individuals. The interior floor plan is comprised of

a kitchen, service areas, a bar, and dining area with table, booth, and bar seating. The restaurant will utilize the solid waste facilities within the existing service yard, east 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 2,130 parking 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). This request does not modify any of the existing parking. The proposal is in compliance with the parking requirements.

Exterior Facades: The applicant is not proposing modifications to the existing building façade. It is the intent for the façade to remain as is with minor cosmetic enhancements including paint and restaurant signage, which is reviewed via the sign permitting processes.

Landscaping and Open Space: There are no modifications proposed to the existing landscape plan approved via PD, Ordinance No. O23-03.

RECOMMENDATION: **APPROVAL**

Nouveau will continue to expand the restaurant offerings at Village on the Parkway. It will also fill a currently vacant suite that was formerly used as a restaurant. The proposal does not include site modifications, therefore, is unlikely to have a significant impact on the center.

Staff recommends approval of these requests.



Aug 12, 2024

ATTN: Lesley Nyp
Director of Development & Neighborhood Services

Re: Letter of Intent for Special Use Permit - Nouveau Noir Bar & Grill

Dear Ms. Nyp,

I am writing on behalf of Nouveau Noir to formally express our intent to apply for a Special Use Permit for our restaurant, located at 5100 Beltline Rd, Suite 732. Our goal is to bring a unique dining and entertainment experience to the Addison community, one that aligns with the vibrant and diverse culture of the area.

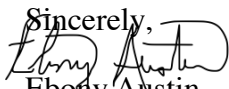
Nouveau Noir was founded on principles of faith, hard work, and a commitment to excellence. Our restaurant offers an upscale environment with a dynamic atmosphere, featuring a lively bar area and a serene, elegant main dining space. Our vision is to create a venue that not only serves great food and drinks but also becomes a cornerstone of the community.

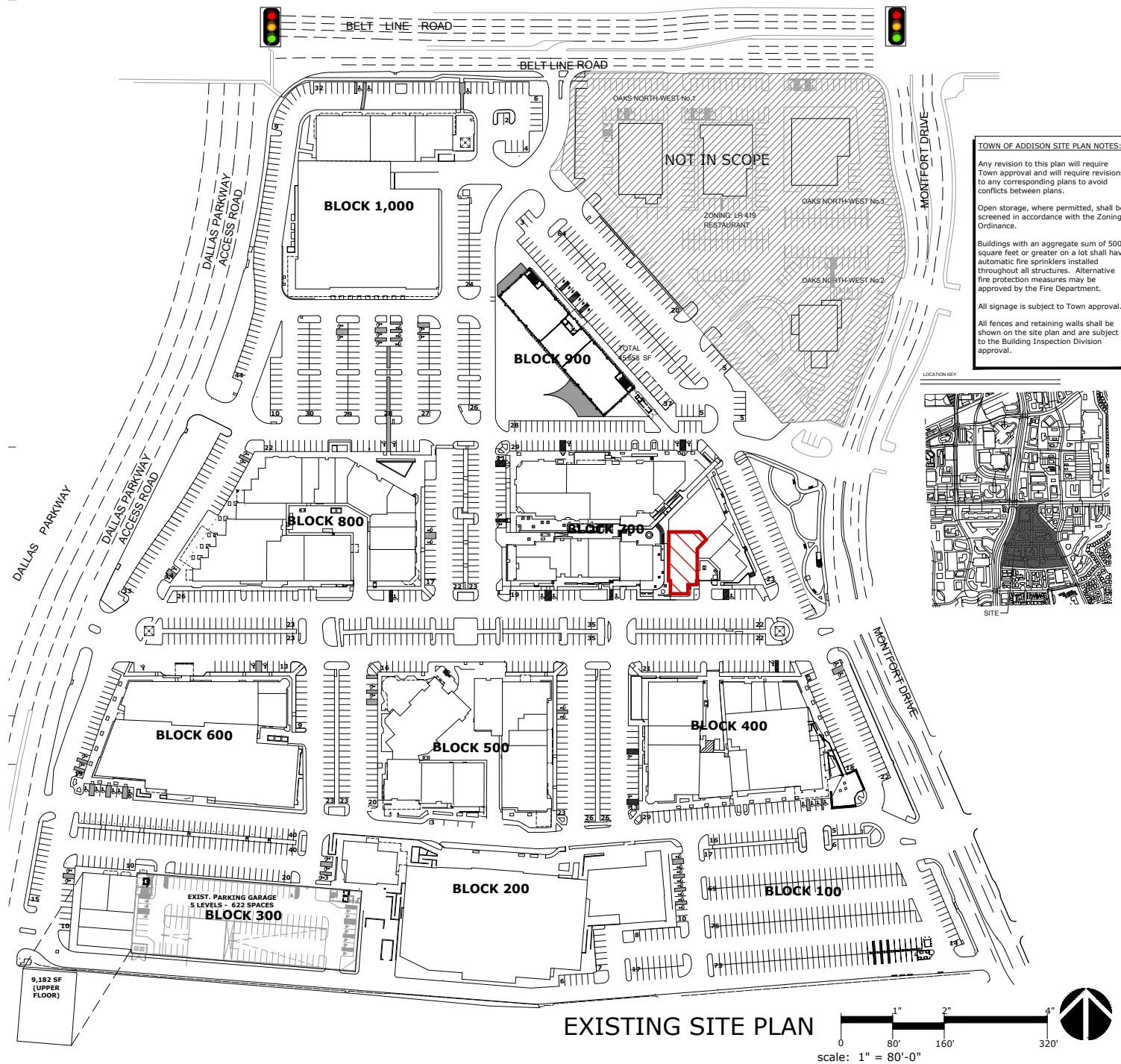
We believe that Addison is the perfect location for our next chapter. The welcoming nature of the community and the need for venues that showcase the true character of the city make it an ideal fit for our concept. We are excited about the opportunity to contribute to the growth and vibrancy of the area.

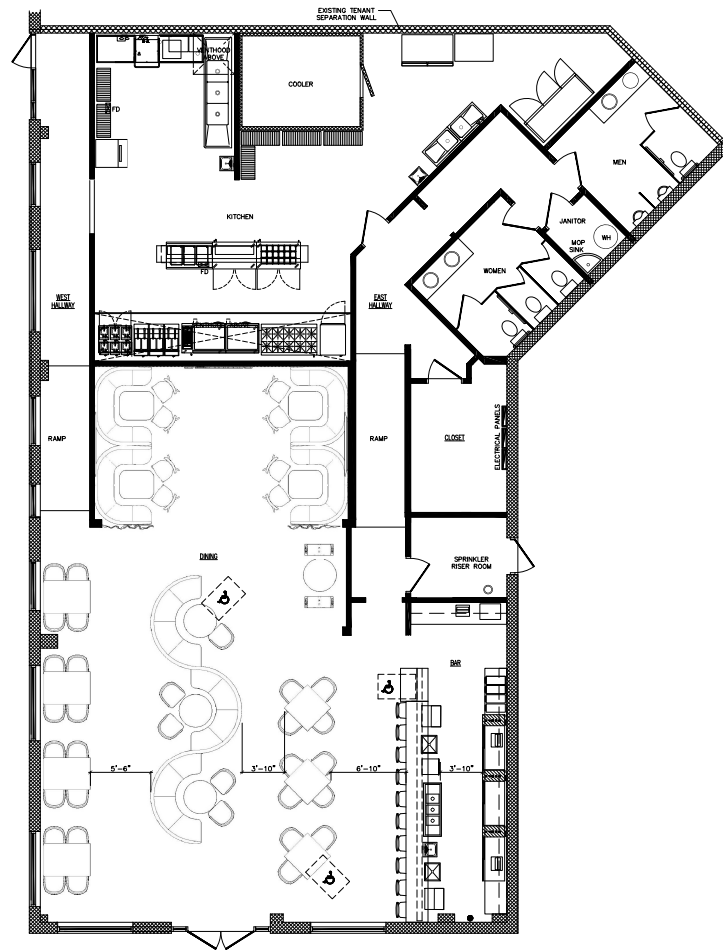
We look forward to discussing our application further and working closely with you to secure the necessary permits to bring Nouveau Noir to Addison.

We are confident that Nouveau Noir will be a valuable addition to Addison, offering a unique and enriching experience for residents and visitors.

Thank you for your consideration

Sincerely,

Ebony Austin
Owner
Nouveau Noir





nuwform
SPACE DESIGN | TECHNICAL SUPPORT SERVICE

NUWFORM, LLC | 1418 Hwy 88 North
Suite 310-200 | Fayetteville, Georgia 30214
p: 404.232.0390 | e: nuwform@gmail.com

CONSULTANTS:

RESTAURANT:



PROJECT:



NOUVEAU Bar + Grill

5100 BELT LINE RD
SUITE 732
DALLAS, TX 75254

CONTACT:

Kwame Richards
470.213.6320

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Revisions

	--	--

Revisions



RELEASED FOR CONSTRUCTION

Date: 04-26-2024

Project Number:

Scale: As Noted

Drawn: TA

Checked: KR

Profile:

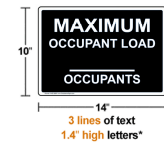
TITLE:

Furniture Plan

SHEET NUMBER:

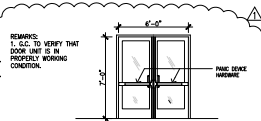
A.500

MAXIMUM OCCUPANT LOAD _____ OCCUPANTS SIGN



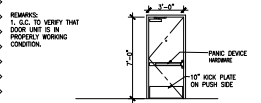
- Sign made in UV, chemical, abrasion and moisture resistant for long life in a variety of environments.
- Substrate choice:
 - Rigid AL Plus 3-mm aluminum composite
 - Semi-rigid 1mm PVC (plastic)
- Flexible vinyl label stock with permanent adhesive
- Heavy duty flexible magnetic backing that clings to ferrous metals (not stainless steel)
- Aluminum and plastic signs have holes in each corner for easy mounting.
- Labels have self-adhesive backing - just peel and stick to a clean, dry surface.
- All are printed with UV-stable ink and are suitable for indoor or outdoor use at service temperatures from -40 to +180°F.

ComplianceSigns.com



DOOR #1 - EXISTING	
EXISTING ALUMINUM STOREFRONT DOOR AND FRAME	
TRANSOM WINDOW - DOOR #1	
ALL HARDWARE IS EXISTING, E.G. TO CONFIRM ALL HARDWARE IS IN GOOD CONDITION AND NOTIFY OWNER AND ARCHITECT IF REPLACEMENT IS NEEDED.	
(1) PANG DEVICE - UNDER VIDEO TAP - VERIFY IF REQUIRED	NEW
FRAM TO MATCH EXISTING STOREFRONT	

EXISTING FRONT ENTRY STOREFRONT DOOR



DOOR	
HOLLOW METAL DOOR AND HOLLOW METAL FRAME	
HARDWARE	
(1) 6-1/2" LON CLOSER #4040 - CLOSURE TO BE MOUNTED PARALLEL	EXIST
(1) PANG DEVICE AND SERIES SETS ADVANCED - FACTORY MOUNTED - BLACK FINISH - WITH ALUM. OPTION (VERIFY IF REQUIRED)	NEW
(1) DOOR SWEEP	EXIST
(1) DOOR SCOPE - SOLAR/NEES - URBAN (VERIFY IF REQUIRED)	NEW
(1) ALUM. THRESHOLD	EXIST
(1) KICK PLATE#48 10"x34" - TRIMCO - ALUMINUM (VERIFY IF REQUIRED)	NEW
(1) DELAYED EGRESS-MAG LOCK (VERIFY IF REQUIRED)	NEW

EXISTING REAR DOOR ELEVATION

OCCUPANT LOAD PER IBC 1004.5

AREA	AREA (SF)	OCCUPANT LOAD FACTOR (SF/PERSON)	OCCUPANT LOAD FACTOR (PERSONS)
DINING / BAR	1,500	15 NET	100
BAR SERVICE COUNTER	239	200 GROSS	1
KITCHEN	855	200 GROSS	4
COOLER / FREEZER	99	300 GROSS	0
CLOSET	109	300 GROSS	0
TOTAL	2,802		105

(NOTE: RESTROOMS AND HALL/CORRIDOR SPACE NOT INCLUDED IN OCCUPANT TOTAL)

IFC - COMMON PATH OF EGRESS 1104.18

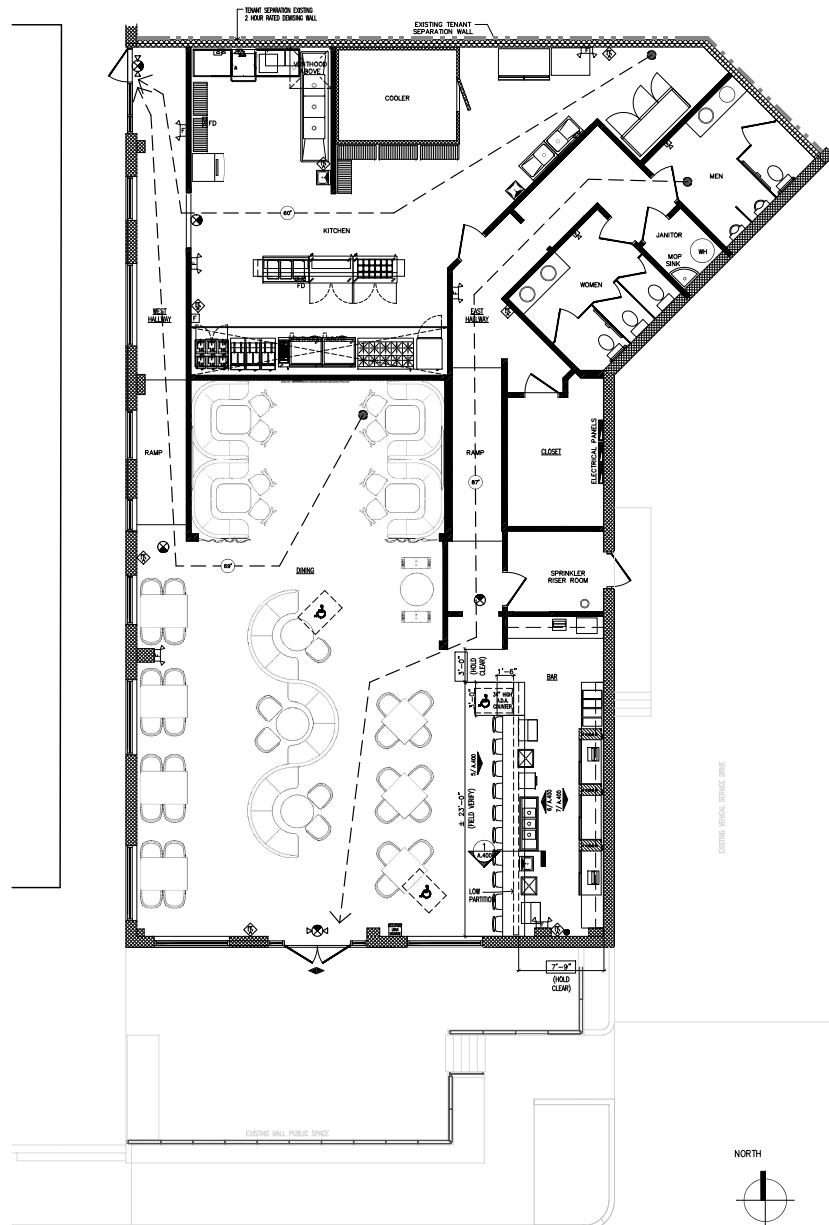
GROUP A - MEANS OF EGRESS TABLE 1104.18	DEAD END NOT EXCEED
	20'

MEANS OF EGRESS PER IFC

		NFPA	REF. CODE	
TOTAL OCCUPANT LOAD	105	1004	1004.5	
NUMBER OF EXITS REQUIRED (50% WIDE DOOR LEAFS)	2	1005	1005.3.2	
EXIT WIDTH	32 INCHES TOTAL	1005	1005.2	
VERTICAL COMPONENT (N/A)	3" O.C.	1005	1005.3.1	
HORIZONTAL COMPONENT	2" O.C.	1005	1005.3.2	
MINIMUM CLEAR DOOR WIDTH	32"	1005	1005.7.1	
MINIMUM STAIR WIDTH (N/A)	44"	1009	1009.3.2	
MIN. CORRIDOR WIDTH	36"	1005	1005.1	
MIN. CORRIDOR HEIGHT	7'-0"	1003	1003.3.1	
MAX. DISTANCE TO EXITS	250'-0"	1017	1017.2	AUTOMATIC FIRE SUPPRESSION SYS.

LEGEND:

- INDICATES ENTRANCE
- COMMON PATH OF TRAVEL
- DISTANCE TRAVELING
- FIRE EXTINGUISHER CLASS 'A' ORDINARY COMBUSTIBLE
- FIRE EXTINGUISHER CLASS 'B' FLAMMABLE LIQUID
- CEILING MOUNTED EXIT SIGN
- EXTERIOR DISCHARGE EXIT SIGN
- EMERGENCY FIRE STROBE HORN
- FIRE ALARM PULL BOX
- HORN LIGHT STROBE
- MAXIMUM OCCUPANCY LOAD SIGNAGE
- EXISTING 2 HOUR RATED TENANT WALL SEPARATION



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Revisions

1 Town of Addison Plan Review 05.28.24

Revisions



RELEASED FOR CONSTRUCTION

Date: 04.26.2024

Project Number:

Scale: As Noted

Drawn: TA

Checked: KR

Profile:

TITLE:

Life Safety Plan

SHEET NUMBER:

LS.100