



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

TUESDAY, NOVEMBER 19, 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, November 19, 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.addisontx.gov.

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 October 15, 2024 Planning and Zoning Commission Meeting.

Regular Agenda:

- 2. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 5100 Belt Line Road, Suite 700, 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 1926-SUP/5100 Belt Line Road, Suite 700 (La Parisienne).

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: 11/19/2024

Agenda Caption:

Consider Action on the minutes from the October 15, 2024 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the October 15, 2024 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the October 15, 2024 Planning & Zoning Commission

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

October 15, 2024
6:00 P.M. - Council Chambers
Addison Conference Center, 15650 Addison Road

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 September 17, 2024 Planning and Zoning Commission Meeting.

Motion: Recommend approval, as presented.

Moved by Commissioner Chelsey Smith, 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

Regular Agenda:

2. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4950 Belt Line Road, Suite 180, that is currently zoned Planned Development (PD), through Ordinance No. 001-002, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption. Case 1919-SUP/4950 Belt Line Road, Suite 180 (The Office Bar).

Lesley Nyp, Director of Development & Neighborhood Services, presented a request for a Special Use Permit (SUP) for property located at 4950 Belt Line Road, Suite 180, that is currently zoned Planned Development (PD), through Ordinance No. 001-002, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

The Office Bar is a full-service restaurant and bar that offers a variety of food offerings like wings, slides, and flatbreads. Addison will be the first location for this concept. The applicant proposed operating hours of 2:00 PM – 2:00 AM, seven days a week. The restaurant proposes to include interior seating and the addition of a new kitchen and service areas. The Office Bar would also offer alcohol sales for on-premises consumption and hookah for customers.

Staff recommends approval of these requests.

Public Hearing: No individuals provided input during the public hearing.

Motion: Recommend approval of the SUP, Case 1919-SUP/4950 Belt Line Road, Suite 180 (The Office Bar), as presented.

Moved by Commissioner Tyler Sommers, Seconded by Commissioner EJ Copeland

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

Passed

3. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit Amendment (SUP) to allow modifications to the development plans for a new Private School and to allow temporary structures to serve as a storm shelter on a portion of an 8.67± acre property located south of Proton Drive and approximately 600 feet west of Midway Road (14295 Midway Road), that is currently zoned Planned Development (PD), through Ordinance No. 625. Case 1924-SUP/14295 Midway Road (Westwood Montessori Amendment).

Lesley Nyp, Director of Development & Neighborhood Services, presented a request to amend Special Use Permit Amendment (SUP) to allow modifications to the development plans for a new Private School and to allow temporary structures to serve as a storm shelter on a portion of an 8.67± acre property located south of Proton Drive and approximately 600 feet west of Midway Road (14295 Midway Road), that is currently zoned Planned Development (PD), through Ordinance No. 625.

At the April 9, 2024, City Council meeting, the Westwood Montessori School received approval of a Special Use Permit (SUP) to convert the existing office building into a school and construct a new gymnasium/storm shelter structure. The applicant has requested to phase the construction to account for project delays. Phasing the project created violations with the International Code Council (ICC) standards, which require storm shelters for schools.

With this request, the approved development plans for the Westwood School would be slightly modified to account for a new drop-off/pick-up lane location and to temporarily place portable storm shelters on the subject property for the duration of construction of the permanent storm shelter (the gymnasium). There are no modifications proposed to the converted office structure. The school will occupy the existing 95,304 square foot office building and construct a new 10,695 square foot gymnasium to allow the consolidation of the upper and lower school campuses into one location. Construction is currently underway to convert the office building into a school. The gymnasium construction has not yet begun as it is awaiting civil and building

permit approval.

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

- A photometric plan shall be submitted with the Building Permit for staff review for the new gymnasium structure. Exterior lighting shall be directed and shielded in such a manner to not emit light beyond the west property line, onto residential property.
- Perimeter playground security fencing shall be 6-8 feet in height and shall be constructed of iron.
- Approval of the three temporary storm shelter structures shall expire 18 months from the date of approval.

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

- Heather Lourcey, 2724 Glenclyff Drive

Motion: Recommend approval of the SUP, Case 1924-SUP/14295 Midway Road (Westwood Montessori Amendment), with modified conditions to prohibit wood or chain link fencing material for the playground and to clarify that the approval of the temporary storm shelter structures expire 18 months from approval or 30 days after issuance of a Certificate of Occupancy for the gymnasium, whichever comes first.

Moved by Vice Chair Diane Chavez, 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

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.

The following individual addressed the Commission:

- Tricia Stuart, 15755 Seabolt Place

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: 11/19/2024

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 700, 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 1926-SUP/5100 Belt Line Road, Suite 700 (La Parisienne).

Recommendation:

Administration recommends approval.

Attachments

1926-SUP Staff Report

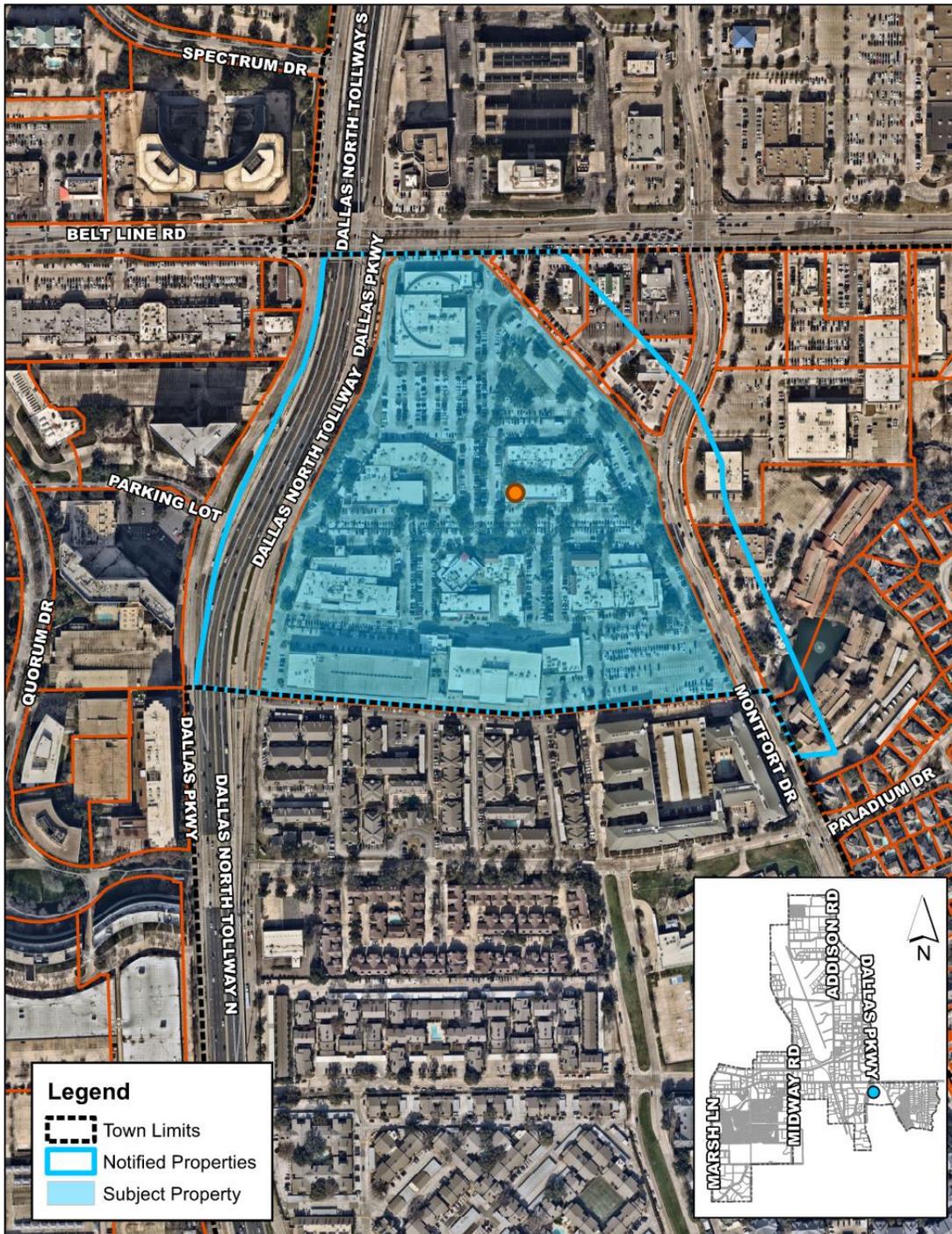
1926-SUP Letter of Intent

1926-SUP Plans

1926-SUP

PUBLIC HEARING Case 1926-SUP/5100 Belt Line Road, Suite 700 (La Parisienne).
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 700, 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





November 19, 2024

STAFF REPORT

RE: Case 1926-SUP/5100 Belt Line Road, Suite 700 (La Parisienne)

LOCATION: 5100 Belt Line Road, Suite 700 and 704

REQUEST: Approval of a Special Use Permit (SUP) for a restaurant with the sale of alcoholic beverages for on-premises consumption. (Application Date: 10/08/2024)

APPLICANT: Mondana Taghizadeh, La Parisienne

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite 700 and 704. The proposed restaurant would combine and occupy two currently vacant suites within Village on the Parkway, generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O23-03.

La Parisienne French Bistro is a full-service restaurant serving brunch, lunch, dinner, and daily tea service. The Addison restaurant will be the second location after opening a location at The Star in Frisco 18 months ago. The concept will bring elements of Paris to Addison by offering the ambiance of dining in a chic Parisian bistro. Customers can also enjoy live saxophone and jazz music on weeknights. The proposed hours of operation are Monday through Thursday 11:00am – 9:00pm, Friday 11:00am – 10:00pm, Saturday 9:00am – 10:00pm, and Sunday 9:00am – 8:00pm. 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, La Parisienne proposes to combine two existing suites, Suite 700 and 704, and remodel the interior to create a 4,804 square foot suite with a new 600 square foot outdoor dining area. The new patio space will utilize existing hardscape at the west side of the suite. The proposed restaurant will provide seating for approximately 191 individuals (151 indoor and 40 outside). 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 existing 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 current entitlements for the center require a total of 2,144 parking spaces.

The total, approved parking to be provided within the center is 2,256 spaces (1,634 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) and the proposed modifications approved with the Special Use Permit for Landmark (approved October 8, 2024).

There are no modifications proposed to the existing parking with this request, however, the additional gross square footage of restaurant with the new outdoor dining area will increase the parking requirement by 3 spaces. If approved, the new parking requirement would be 2,147 spaces. The site would continue to exceed the parking requirement by 109 spaces.

Exterior Facades: There will be minor changes to the exterior of the suite, including the addition of a 600 square foot patio space. The outdoor patio features a perimeter fence with small lamp post. The new patio will be located along the west façade. The new patio will not impede pedestrian access. The primary entrance for the restaurant will be on the north façade.

Landscaping and Open Space: There are minor modifications to the proposed to the landscaping in front of the suite. The existing groundcover located in a landscape bed at the front of the suite is proposed to be removed to accommodate the new outdoor dining area. The existing tree that is located within the landscape bed will remain.

RECOMMENDATION: **APPROVAL**

La Parisienne French Bistro will provide a unique dining experience and cuisine, while expanding the opportunity for outdoor dining in Village on the Parkway. The proposed improvements will enhance the appearance of this corner and fill two currently vacant suites. 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.



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Parisienneusa.com

6740 Winning Circle Drive, #1000, Frisco, TX 75034
5100 Belt Line Road, #700, Addison, Texas 75254
@laparisiennefrenchbistro

October 9, 2024

RE: Special Use Permit, La Parisienne French Bistro at Village on the Parkway
Attn: Lesley Nyp, AICP, CNU-A
Planning & Development Manager, Town of Addison

Dear Ms. Nyp:

Thank you for considering La Parisienne's application for a Special Use Permit for our new restaurant at the Village on the Parkway shopping center.

La Parisienne Addison will be our second location, following our first at The Star in Frisco. "La Parisienne" refers to someone raised in Paris, a city synonymous with fashion and style. Our restaurant will bring elements of Paris to Addison, offering guests the ambiance of dining in a chic Parisian bistro. The design is modern, trendy, and elegant, catering primarily to women aged 18-75. In Frisco, 75% of our clientele are women, and we expect a similar demographic in Addison. La Parisienne will feature one of the best brunches in Addison, available on Saturdays and Sundays from 9 AM to 3 PM, along with live saxophone and jazz music on weeknights. In addition to brunch, lunch, and dinner, we will offer daily tea service with four time slots, seven days a week, expecting to serve around 850 guests weekly for tea. Our bar will focus on French wines and crafted mixology drinks.

Our hours of operation will be:

- Monday through Thursday: 11 AM - 9 PM
- Friday: 11 AM - 10 PM
- Saturday: 9 AM - 10 PM
- Sunday: 9 AM - 8 PM

We will briefly close for 30 minutes between lunch and dinner shifts to reset and prepare.



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6740 Winning Circle Drive, #1000, Frisco, TX 75034
5100 Belt Line Road, #700, Addison, Texas 75254
@laparisiennefrenchbistro

Our menu will feature a variety of lunch and dinner entrees, such as Steak Frites, Spicy Rigatoni, Beef Bourguignon, and Duck Leg. Lunch offerings will include our top entrees, six different sandwiches, salads, soups, and some of the best pastries in the DFW area. For brunch, we will offer selections from our lunch menu, along with French brunch favorites, including savory and sweet crêpes. We will also provide custom-made cakes for special occasions.

La Parisienne is a modern French-American concept, blending both French and American dishes. We plan to hire approximately 20 kitchen staff and 30 front-of-house employees, adjusting as needed. At La Parisienne, we are known for hosting celebrations, with over 100 birthdays and as many as 10 bridal and baby showers per week. We pride ourselves on being a bistro that loves celebrating all special occasions.

As a woman-owned, minority business with a passion for French cuisine, décor, and the Parisian lifestyle, we believe La Parisienne will be a great addition to Village on the Parkway and the Town of Addison. We focus on consistency in food, service, and atmosphere, and we aim to provide the best tea service in the DFW area. Our Frisco location, which opened 18 months ago, is currently the busiest tea service venue in the DFW region, and we anticipate similar success in Addison. We expect to attract guests and host events from Addison, North Dallas, Preston Hollow, Highland Park, Carrollton, and the surrounding communities.

We are excited about the opportunity to become a part of the Addison community and look forward to contributing for years to come.

Please feel free to contact us if you require any additional information.

Mondana Tag

Mondana Tag, Esq.

LEVE2, LLC DBA

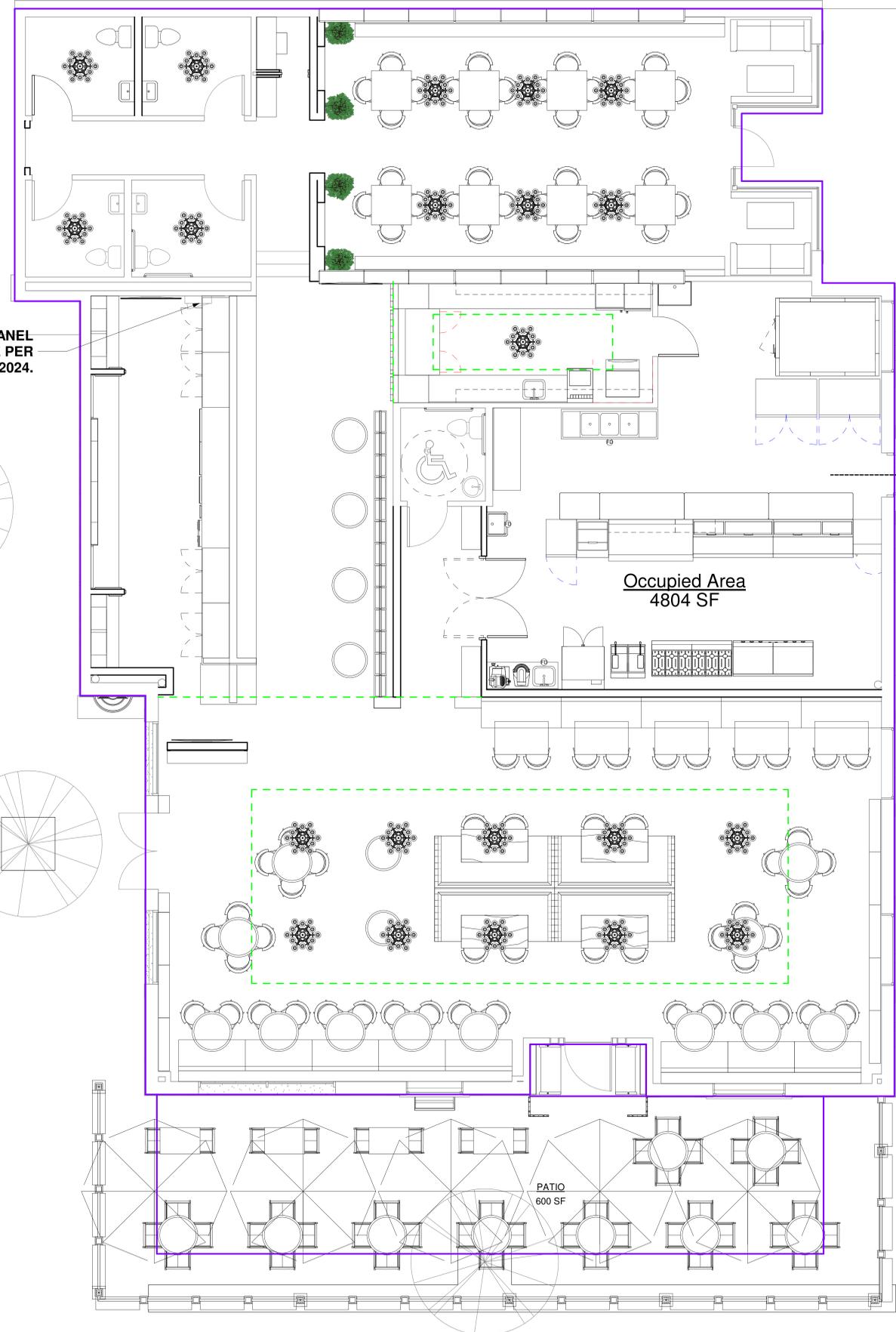
La Parisienne French Bistro

Info@parisieneusa.com

SQUARE FOOTAGE	
Occupied Area	4804 sq ft
Patio Area	600 sq ft
Total Square Feet	5404 sq ft

ELECTRICAL PANEL
 LOCATION AND SIZE PER
 TENANT L.O.D. PLAN DATED 07.24.2024.

1000 GALLON GREASE TRAP
 LOCATION AND SIZE PER
 TENANT L.O.D. PLAN DATED 07.24.2024.



La Parisienne

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5100 Belt Line Rd Ste
 700 Dallas, TX 75254

AREA PLANS

01 FIRST FLOOR PLAN
 1/4" = 1'-0"

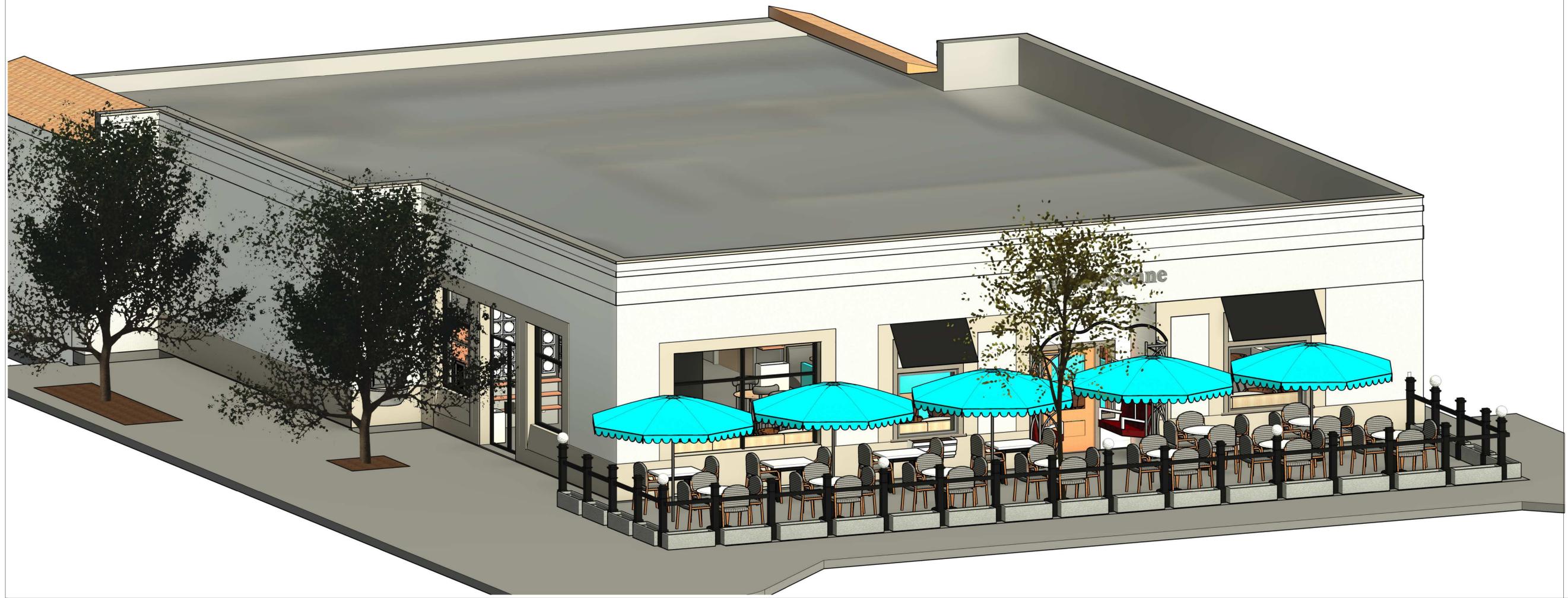
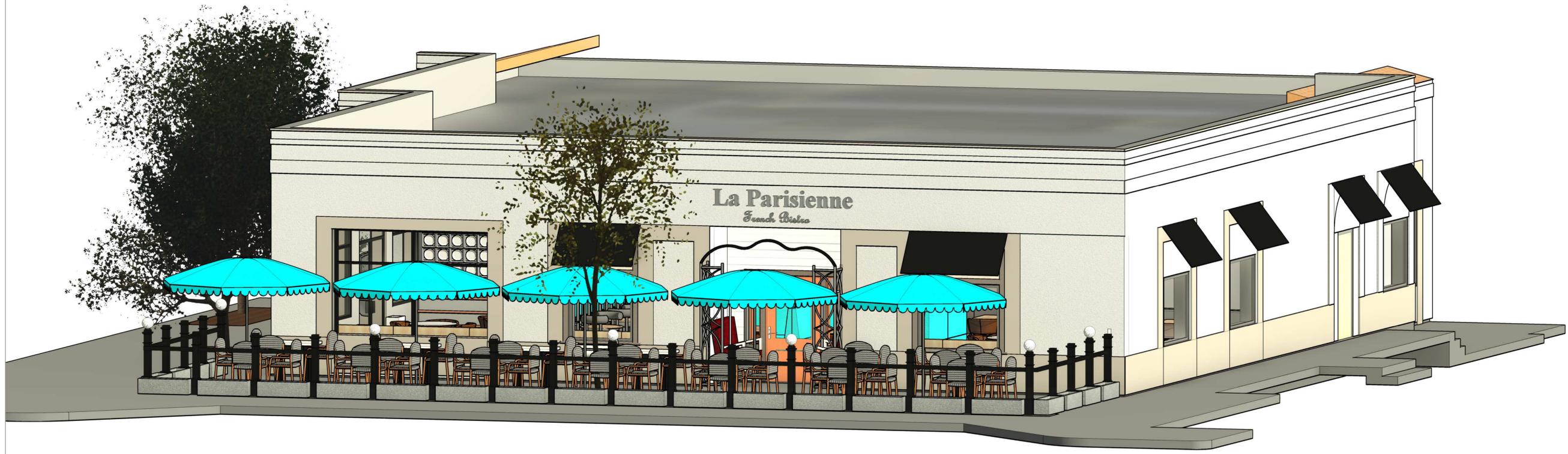
A2.13
 Scale 1/4" = 1'-0"



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SQUARE FOOTAGE

Occupied Area	4904 sq ft
Patio Area	600 sq ft
Total Square Feet	5404 sq ft



La Parisienne

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5100 Belt Line Rd Ste
 700 Dallas, TX 75254

3D ELEVATIONS

A4.03
 Scale