

1739-SUP

PUBLIC HEARING Case 1739-SUP/Zoli's NY Pizza. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14910 Midway Road, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





June 17, 2016

STAFF REPORT

RE: Case 1739-SUP/Zoli's NY Pizza

LOCATION: 14910 Midway Road

REQUEST: Approval of a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only

APPLICANT: Zoli's NY Pizza represented by Mr. James Carroll

DISCUSSION:

Background: This is a 0.665 acre tract of land located on the east side of Midway Road south of Beltway Drive. The site is zoned Local Retail and was originally developed in the 1980s as a restaurant. Most recently, the restaurant was Snuffer's, which has relocated to Belt Line Road, west of Midway. The property is bounded by Blue Goose to the north; an office use to the east, a retail center in Farmers Branch to the south, and Midway Road to the west.

Zoli's NY Pizza is a popular Italian concept that was in Oak Cliff until their location was closed earlier this year due to redevelopment project that incorporated their property.

Proposed Plan: The plan calls for a complete interior and exterior renovation of the existing building. The building's existing patios would be incorporated into the building and a smaller patio would be added along the southern side of the building. The proposed patio is within an Oncor utility easement. The applicant has received informal permission from Oncor to place the patio within the easement, but is still working with Oncor on a formal agreement.

Facades: The applicant is proposing significant changes to the exterior facades. The new facades would be a mixture of brick, stone, and stucco with a clay tile and metal seam room. All facades are at or exceed the 80% masonry requirement for the Local Retail district.

Parking: The total area of the restaurant is 4,466 square feet including the patio. The Local Retail district requires that stand alone restaurants be parked at 1 space per 70 square feet. This will require 64 spaces. The site plan shows that 64 spaces are being provided. Two handicapped spaces in front of the building do not comply with the Town's requirements. This will require that each be a minimum of 8.5 feet wide and will cause the parking to shift by one foot.

Landscaping: Since this property was developed in the 1980s, it is far below the current landscaping requirements. Staff has worked with the applicant to maximize the amount of landscaping provided on site without impacting other requirements such as parking. Accordingly, the site is currently just over 12.8% coverage. The proposed plan increases that slightly to 13.3%. Several existing trees along the Midway frontage are being replaced with shade trees in order to comply with the street frontage requirements. Due to the existing parking lot layout and curb line, the perimeter screening requirements cannot be met, but the applicant is proposing Mexican Feather Grass around the perimeter of the parking lot. Staff believes that the proposed landscaping gets the property as close as possible to current requirements without a total redevelopment of the site.

Refuse Facilities: The dumpster enclosure on the site will be upgraded to brick to be architecturally compatible with the building.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Zoli's NY Pizza is a unique concept with a large following that will be a beneficial addition to the Addison restaurant community. The proposed plan will give the interior and exterior of the building much needed upgrades to make the site safe, attractive, and competitive again. Staff recommends approval subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The site plan be amended so that the two spaces labeled as 8 feet wide be adjusted to 8.5 feet wide.
- Prior to the issuance of a building permit, the applicant shall provide the Town a copy of the formal agreement with Oncor for the placement of the patio within the Oncor utility easement.

Land Use Analysis

Attributes of Success Matrix

Zoli's NY Pizza, 14910 Midway Road

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Attribute	Comment	Score
Competitive	The proposed user and the upgrades to the building and site will make it competitive.	
Safe	This development will be safe.	
Functional	The floor plan is a good design with a large kitchen. The floor plan appears functional.	
Visually Appealing	The façade and landscaping upgrades will make the site visually appealing.	
Supported with Amenities	The site is a good location for restaurants, retail, and other support services.	
Environmentally Responsible	The landscaping is lacking but includes some drought tolerant plantings.	
Walkable	The site is not connected to walkable destinations. There is a sidewalk adjacent to this property that is narrow and immediately back of curb, but there are no sidewalks on properties to the north and south.	
Overall Assessment	The proposed restaurant will be a quality addition to the Town and will provide much needed upgrades to the property and building.	