

1740-SUP

PUBLIC HEARING Case 1740-SUP/Starbucks. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15099 Midway Road, which property is currently zoned LR, Local Retail, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a patio.

LOCATION MAP





July 15, 2016

STAFF REPORT

RE: Case 1740-SUP/Starbucks

LOCATION: 15099 Midway Road

REQUEST: Approval of an amendment to the existing Special Use Permit for a restaurant and Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

APPLICANT: Starbucks represented by Julie Martin of CM Architects.

DECEMBER 15, 2016 UPDATE:

This item was tabled at the July P&Z meeting after the Commission expressed concerns about vehicular circulation on the property and the impact to traffic on Belt Line Road. The Commission requested that the applicant investigate a more effective solution for blocking ingress to the site from Belt Line Road. To accommodate this request, the applicant is proposing to reconstruct the drive approach and convert it to a hooded, exit-only design. This is reflected on the revised site plan. The new design will also allow for additional landscaping on the site. Staff believes that this addresses the Commission's concerns.

DISCUSSION:

Background: This property is zoned Local Retail. The site was developed as a gas station in the late 1970s. After siting vacant for several years, an SUP was approved for the gas station to be redeveloped into a Starbucks with drive-through service in 2005.

Proposed Plan: Although a patio was never formally approved, the site has had outdoor seating for several years. This issue was recently raised when the applicant submitted remodel permits showing the existing exterior patio. Staff could not approve the plans showing the patio, as this was not contemplated in the existing SUP. The applicant is proposing to revise their site plan to incorporate a patio area of 127 square feet with seating for 10. This represents a slight reduction from the patio area and amount of seating existing currently. This was necessary in order to meet parking requirements.

Parking: The interior of the Starbucks is 1,744 square feet. The proposed patio is 127 square feet. This results in a total of 1,871 square feet. Restaurants in the Local Retail district are required to have parking at a ratio of 1 space per 70 square feet. This results in 27 parking spaces being required which is equal to the number of spaces provided on the site.

RECOMMENDATION: **APPROVAL**

Staff recommends approval of the request subject to no conditions.



Case 1740-SUP/Starbucks
December 19, 2016

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 19, 2016, voted to recommend approval of an ordinance changing the zoning on property located at 15099 Midway Road, which is currently zoned LR, Local Retail, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a revised site plan including an outdoor patio, subject to no conditions.

Voting Aye: Griggs, Ennis, Morgan, Robbins, Robinson, Schaeffer
Voting Nay: none
Absent: Smith

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none