

1736-SUP

PUBLIC HEARING Case 1736-SUP/Gyu-KaKu. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 115, 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





April 15, 2016

STAFF REPORT

RE: Case 1736-SUP/Gyu-Kaku

LOCATION: 5290 Belt Line Road Suite 115

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: Gyu-Kaku represented by Mr. Christian Le

DISCUSSION:

Background: This leased space is part of the Prestonwood Place retail center at the corner of Belt Line Road and Montfort Drive and is zoned Local Retail. This suite first received SUP approval in 1996 for a restaurant named Mattito's Café Mexicano. Most recently, this space was occupied by India West, which closed about a year ago. The previous tenant occupied approximately 5,825 square feet, including a small patio.

Proposed Plan: The property owner is planning to subdivide the large existing space into two restaurant spaces. New SUPs are required due to the extent of the renovation. The first to come in for SUP approval is a concept called Gyu-Kaku (Gew-Kah-Koo). This is a Japanese barbeque concept with 35 other locations around the United States and Canada. This would be their first location in Dallas and second in Texas. Gyu-Kaku is Japanese for "Horn of the Bull." The concept includes a small grill at each table for patrons to cook their own meat, similar to the Melting Pot concept.

Gyu-KaKu is proposing to occupy 2,900 square feet of interior space and the existing 525 square foot patio with total seating for 136.

Facades: The applicant is proposing a minor change to the exterior of the building by adding an entry feature around their door.

Parking: As this restaurant is occupying a previous restaurant space, compliance with required parking ratios will not be impacted.

Landscaping: The Parks Department will assess the condition of the landscaping during the construction process. Any deficiencies will need to be corrected prior to the issuance of a certificate of occupancy.

RECOMMENDATION: APPROVAL WITH CONDITION

Gyu-KaKu appears to be a quality restaurant and is a new concept to Addison. This should be a good fit for the center. Staff recommends approval subject to the following condition:

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

Land Use Analysis

Attributes of Success Matrix

Gyu-KaKu, 5290 Belt Line Road, Suite 115

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Attribute	Comment	Score
Competitive	This is a competitive corner and this concept has a successful tract record.	
Safe	This development is safe.	
Functional	The floor plan is a good design and appears functional.	
Visually Appealing	The entryway feature will add visual interest to the façade of the space.	
Supported with Amenities	The site is a good location for restaurants, retail, and other support services.	
Environmentally Responsible	Reoccupying a vacant space is an environmentally responsible development pattern.	
Walkable	The sidewalks adjacent to this property are narrow and immediately back of curb with no good connections through the parking lot.	
Overall Assessment	This new concept that will add a unique restaurant to the Town.	



Case 1736-SUP/Gyu-KaKu
April 19, 2016

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on April 19, 2016, voted to recommend approval of ordinance changing the zoning on property located at 5290 Belt Line Road Suite 115 by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, subject to the following condition:

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

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none