

1748-Z

PUBLIC HEARING Case 1748-Z/Tollway Center Cafe. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development District O14-056 that zoned the property generally located at 14675 Dallas Parkway, in order to add the sale of alcoholic beverages for on-premises consumption only as a use that may be authorized upon the issuance of a Special Use Permit; and by approving a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





September 16, 2016

STAFF REPORT

RE: Case 1748-Z/Tollway Center Café

LOCATION: 14675 Dallas Parkway

REQUEST: Approval to amend the current Planned Development District in order to add the sale of alcoholic beverages for on-premises consumption only as a use that may be authorized upon the issuance of a Special Use Permit and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only for the café.

APPLICANT: Cawley Partners, represented by Kim Sutton

DISCUSSION:

Background: In 2014, the Town of Addison approved a Planned Development to accommodate the construction of the Tollway Center office building. The building was completed earlier this year, and as part of the amenity offerings, the building was allowed to have a small café. This is known as the Tollway Center Café.

Current Request: The owner of the building is requesting permission to sell alcoholic beverages for on-premises consumption only within the café. This requires the issuance of a Special Use Permit. This SUP may only be granted within Planned Developments allowing for the issuance of such an SUP. To accommodate this request, the Planned Development must be amended in order to add, as an allowed use, the sale of alcoholic beverages for on-premises consumption only upon the issuance of a Special Use Permit. The property owner is asking that this change be made and that such a Special Use Permit be approved.

Proposed Plan: The Special Use Permit would be limited to the existing café, which is approximately 2,100 square feet with seating for 53.

Facades: There are no façade changes associated with this request.

Parking: The Planned Development requires a parking ratio of 1 space per 300 square feet. This standard has been met and will not change as a result of this request.

RECOMMENDATION: APPROVAL WITH CONDITION

Many office buildings are using food and beverages to attract tenants desiring a variety amenities. Allowing this request will increase the Tollway Center's ability to attract such tenants. 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.



Case 1748-Z/Tollway Center Café
September 20, 2016

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 20, 2016, voted to recommend approval of an ordinance amending Planned Development District O14-056, by adding the sale of alcoholic beverages for on-premises consumption only as a use that may be authorized upon the issuance of a Special Use Permit; and by approving a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only for the property located at 14675 Dallas Parkway, 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
Voting Nay: none
Absent: Smith

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none