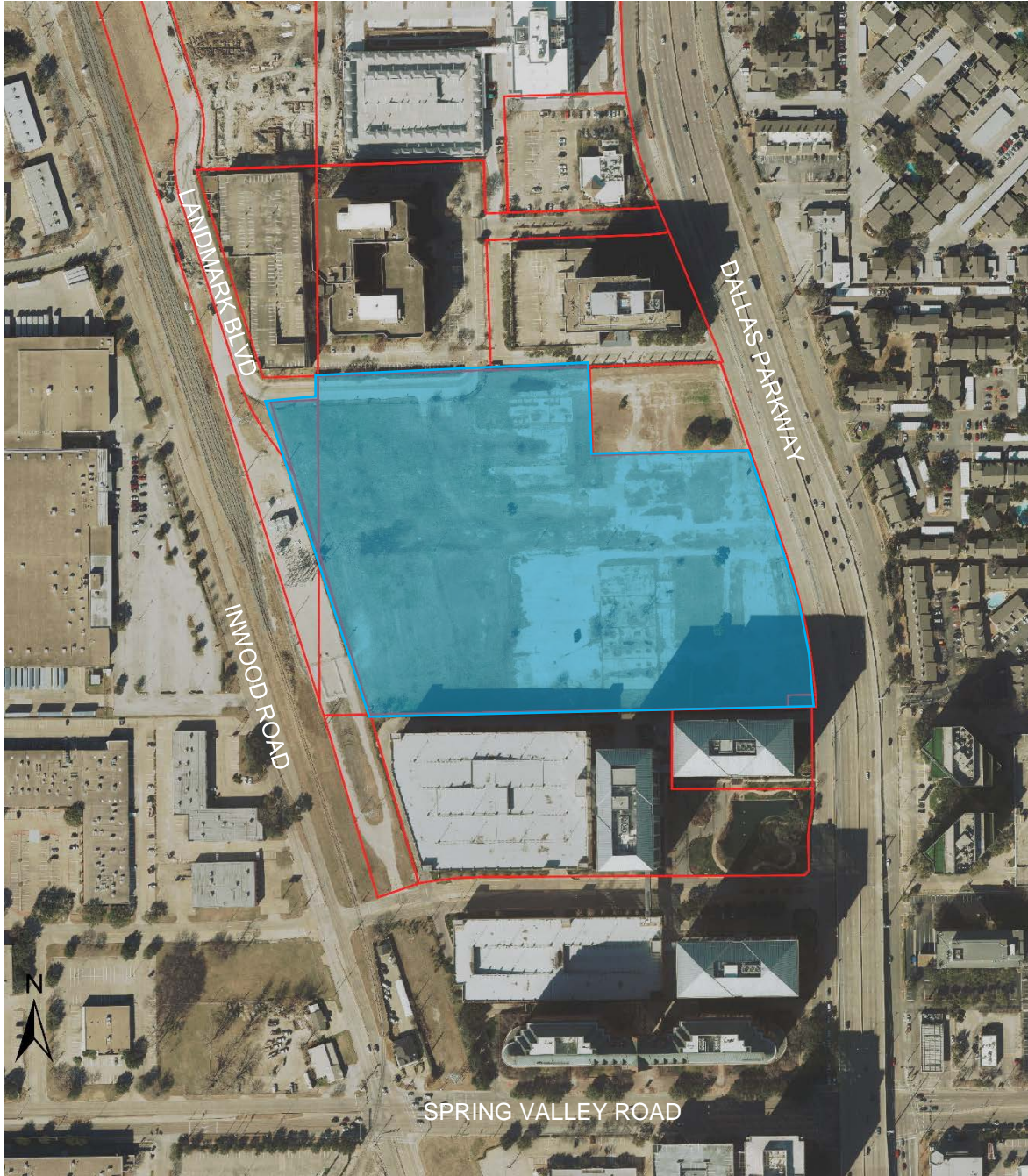


1772-SUP

PUBLIC HEARING Case 1772-SUP/Ascension. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14555 Dallas Parkway, which property is currently zoned PD, Planned Development, through Ordinances O16-028 and O17-05, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premise consumption only.

LOCATION MAP



**INFRASTRUCTURE &
DEVELOPMENT SERVICES**

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TOGETHER.**



February 15, 2018

STAFF REPORT

RE: Case 1772-SUP/Ascension Coffee
LOCATION: 14555 Dallas Parkway
REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premise consumption only
APPLICANT: Stantec Consulting, represented by Josh Millsap

DISCUSSION:

Background: This application is part of the larger Cawley Fourteen555 Dallas Parkway office development consisting of two 245,000 square-foot, six-story office towers and a three-story amenity building known as “The Hub.” The property was zoned as Planned Development through Ordinances O16-028 and amended through O17-05. The PD allows all uses permitted in the C-1 (Commercial-1) district, as well as hotel, restaurant, and sale of alcoholic beverages for on-premises consumption only through a Special Use Permit.

The proposed restaurant/coffee shop space, associated with the Ascension Coffee brand, is located on the ground floor of “The Hub” building. Ascension Coffee has three locations in downtown Dallas, and a location in Addison, under the name of 84 Point Coffee, which was approved through the Special Use Permit process at Greenhill Office Towers.

Proposed Plan: The floor plan shows a total square footage of 5,388 square feet, including a patio of 1,080 square feet. The plan includes a large kitchen and a coffee bar area, which will also be used to serve alcoholic beverages. The floor plan shows interior seating for 182 and patio seating for 78.

Parking: This office development requires parking at a ratio of 1 space per 300 square feet for office use, which equates to 839 parking spaces, and 1 space per 100 square feet for restaurant use, which equates to 54 parking spaces. The property provides a total of 1,193 parking spaces, through surface and garage parking, which meets the parking requirement.

RECOMMENDATION: APPROVAL

The proposed restaurant and coffee shop offers a valuable amenity to the tenants of this large office development, as well as other office developments at the southernmost edge of the Town.

Staff recommends approval of the request, 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 1772-SUP/Ascension
February 20, 2018

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on February 20, 2018, voted to recommend approval of an ordinance changing the zoning on property located at 14555 Dallas Parkway, which property is currently zoned PD, Planned Development, through Ordinances O16-028 and O17-05, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premise consumption only subject to the following condition:

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

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Souers, Wheeler
Voting Nay: none
Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none