

1799-SUP

PUBLIC HEARING Case 1799-SUP/Smoothie King. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3820 Belt Line Road, which property is currently zoned Planned Development (PD) through Ordinance 093-018, as amended by Ordinance O15-030, by approving a restaurant with a drive through.

LOCATION MAP



**INFRASTRUCTURE &
DEVELOPMENT SERVICES**

16801 Westgrove Drive
Addison, TX 75001

P.O. Box 9010
Addison, TX 75001

phone: 972.450.2880
fax: 972.450.2837

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TOGETHER.**



May 16, 2019

STAFF REPORT

RE: Case 1799-SUP/Smoothie King

LOCATION: 3820 Belt Line Road

REQUEST: Approval a Special Use Permit for a new 1,447 square-foot restaurant with a drive through to be located along the eastern portion of the property, facing Commercial Drive.

APPLICANT: Gregg Lisciotti, Addison Retail LLC

DISCUSSION:

Background: This property is currently zoned Planned Development (PD) through Ordinance O93-018, as amended by Ordinance O15-030.

Smoothie King is an established, Dallas area-based, smoothie franchise, with over 900 units worldwide.

Proposed Plan: The applicant is proposing to construct a new 1,447 square-foot standalone restaurant, inclusive of a 166 square-foot patio, as part of the rezoning being proposed in Case 1796-Z. The restaurant will have a drive through along the eastern side of the building. The floor plans show a large service area, service counter, retail area, and a total of 18 seats inside and 12 seats outside.

Parking: is based on the Belt Line District standards which require 1 parking space per 100 square feet of restaurant use. The site shows a total of 112 parking spaces proposed. The proposed 1,447 square-foot restaurant space would require 15 parking spaces. These spaces have been accounted for in the parking provision. The site also provides 10 bicycle parking spaces.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

This property is located within 120 feet the Asbury Circle residential development. Therefore, special care must be taken, particularly with drive-throughs, to make sure that operations here do

not negatively impact the existing townhomes along Commercial Drive. To that end, staff recommends approval of the request, subject to the following condition:

- Any drive-up or drive through speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible from the residential properties in the Asbury Circle neighborhood.



Case 1799-SUP/Smoothie King

May 21, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 21, 2019, voted to recommend approval of a Special Use Permit for a new 1,447 square-foot restaurant with a drive through to be located along the eastern portion of the property, facing Commercial Drive subject to the following condition:

- Any drive-up or drive through speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible from the residential properties in the Asbury Circle neighborhood.
- The east and west facades of the standalone restaurant building shall be revised to meet the 30% glazing requirement of the Belt Line District.
- The wood screen fence between the stand-alone restaurant drive through and the private drive facing the townhomes shall be increased to 8 feet in height.

Voting Aye: Dougan, Groce, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: Catalani

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none