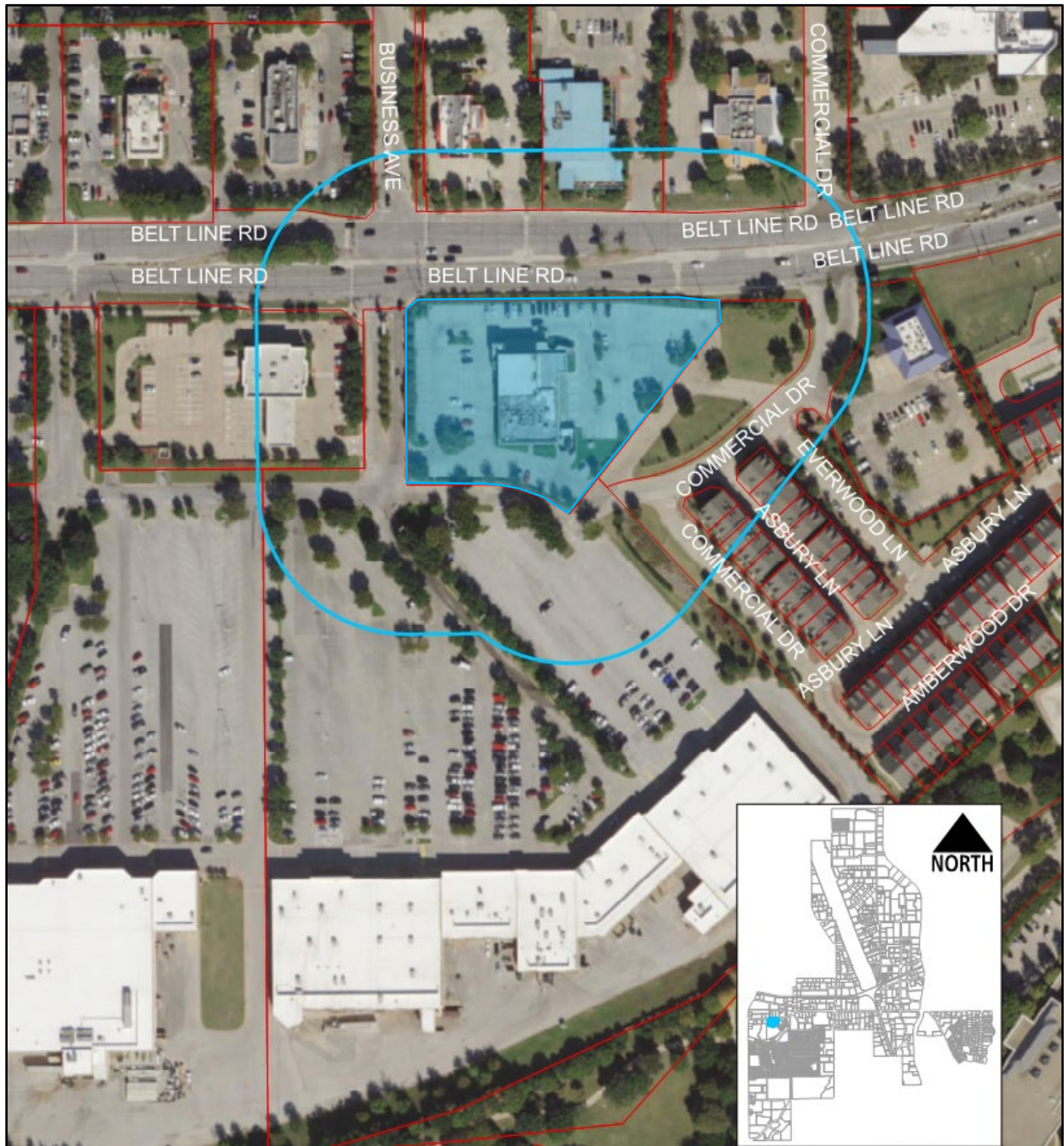


# 1800-SUP

**PUBLIC HEARING** Case 1800-SUP/Dunkin Donuts. 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  
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TOGETHER.**



May 16, 2019

## STAFF REPORT

RE: Case 1800-SUP/Dunkin Donuts

LOCATION: 3820 Belt Line Road

REQUEST: Approval a Special Use Permit for a new 1,631 square-foot restaurant, located in the endcap space of a newly proposed retail building, 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.

Dunkin Donuts is a coffee company and quick service restaurant with over 11,000 locations worldwide.

Proposed Plan: The applicant is proposing to open a new 1,631 square-foot restaurant, located in the endcap space of the retail building being proposed in Case 1796-Z. The restaurant will have a drive through located along the east side of the building. The floor plans show a large service area, service counter, and a total of 20 seats inside with no patio.

Parking: The Planned Development 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 1,631 square-foot restaurant space would require 17 parking spaces. These spaces have been accounted for in the parking provision. The site also provides 10 bicycle parking spaces in accordance with the Belt Line District Standards.

## 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 1800-SUP/Dunkin Donuts

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 1,631 square-foot restaurant, located in the endcap space of a newly proposed retail building, 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.

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

Voting Nay: none

Absent: Catalani

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none