

1814-SUP

PUBLIC HEARING Case 1814-SUP/Mendocino Farms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 105, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

LOCATION MAP





June 9, 2020

STAFF REPORT

RE: 1814-SUP/Mendocino Farms

LOCATION: 5290 Belt Line Road, Suite 105

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on premises consumption only to permit a new restaurant with a patio.

APPLICANT: Chris Konecny, Mendocino Farms Texas

DISCUSSION:

Background: This address is a suite within the Prestonwood Place shopping center which is located at the southeast corner of Belt Line Road and Montfort Drive. This property is zoned PD, Planned Development, through Ordinance O19-22. This shopping center was recently rezoned to allow for renovation of the existing buildings in an effort to attract more mixed-use tenants.

A new tenant, Mendocino Farms, is interested in the northwest corner space of Building D, which has undergone significant renovation to accommodate ground floor retail and restaurant tenants with office above. Mendocino Farms is proposing a restaurant with the sale of alcoholic beverages for on premises consumption only, which triggers the requirement for a new Special Use Permit (SUP).

Mendocino Farms is a family-owned, California-based, fast casual sandwich market with focus on healthy foods and local vendors.

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant with the sale of alcoholic beverages for on premises consumption only. The new restaurant space would total 3,795 square feet, inclusive of a 691 square-foot outdoor patio area. The floor plan shows a large kitchen and prep area, a large open concept dining area seating 72, and a patio seating 38.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 200 square feet across all uses. Based on the center's total square footage, it requires 675 parking spaces. There are currently 768 parking spaces provided on site.

Exterior Facades. The new tenant will not be making any changes to the existing façade.

Landscaping: The landscape plans were recently reviewed through the rezoning process for the shopping center and the property has been brought as much into compliance as feasible at the moment, without significant redevelopment.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Mendocino Farms is one of several new tenants that are expected as a result of the rezoning for this shopping center. This is a healthy and unique concept that will make a great addition to the variety of the existing food establishment choices in this area.

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 1814-SUP/Mendocino Farms

June 16, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on June 16, 2020, voted to recommend approval of a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises 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: Catalani, Craig, DeFrancisco, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none