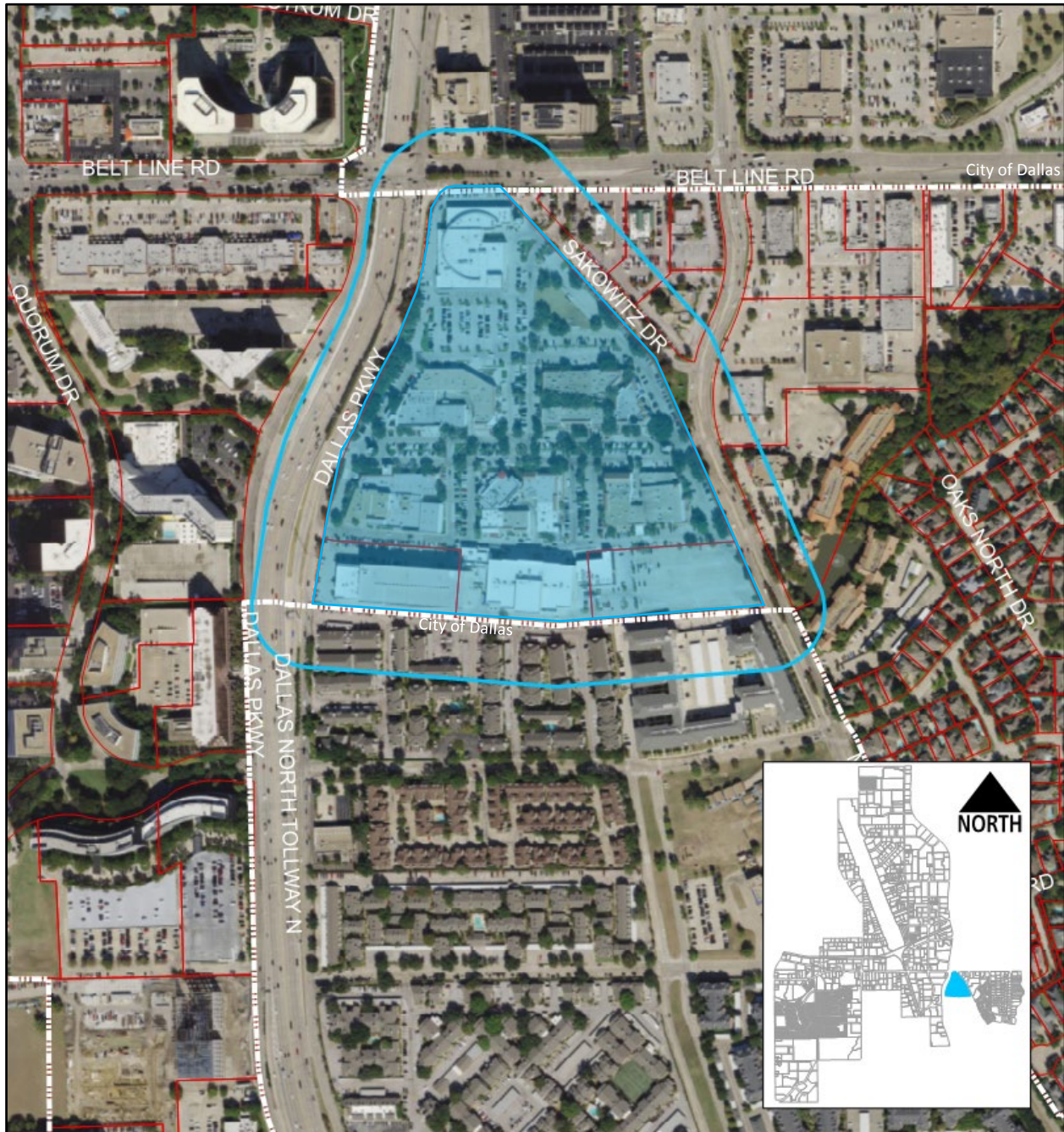


1815-SUP

PUBLIC HEARING Case 1815-SUP/Pie Tap. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 796, which property is currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumptions only.

LOCATION MAP





July 15, 2020

STAFF REPORT

RE: Case 1815-SUP/Pie Tap
LOCATION: 5100 Belt Line Road Suite 796
REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only in order to permit a new restaurant with an expanded patio.
APPLICANT: Alex Urrunaga, Plan B Group

DISCUSSION:

Background: This suite is located within Village on the Parkway property, currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08. The suite is a vacant restaurant previously occupied by La Comida, which was operating under a Special Use Permit (SUP) obtained in 2003.

The proposed new restaurant concept is called Pie Tap, which prides itself on “honest, artisan, and house-crafted” food and drink, with focus on food without artificial ingredients, preservatives, fillers or additives. Pie Tap menu offers house-crafted pizzas, sandwiches, salads, and rotisserie chicken and their locations are intended to provide a comfortable space with familiar vibes, as well as a shift in typical pizza house design, where the operation from raw to finished moves to the front of the house for everyone to see. There are currently three locations in the DFW Metroplex, two in Downtown Dallas and one in Plano. Founded by Rich Hicks, the Pie Tap brand is affiliated with such other ventures as Tin Star, MOOYAH, and Ojos Locos Sports Cantina.

The applicant is proposing to relocate the bar area, which triggers the requirement for a new SUP.

Proposed Plan: The applicant is proposing to open a 3,669 square-foot restaurant, inclusive of a 323 square foot patio area, which will include major interior renovations, including bar relocation, and exterior improvements. The floor plans shows a large open concept dining area, seating 131 inside and 14 outside on the patio, with a dining counter facing the pizza production area, and a bar. The applicant is proposing a wood pergola for the patio area, increased storefront glazing on both sides, and new metal awnings.

Parking: This Planned Development district allows most uses to be parked at a ratio of 1 space per 225 square feet. This property requires 2,052 parking spaces and currently provides 2,262 parking spaces.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Pie Tap is a local 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 1815-SUP/Pie Tap

July 21, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on July 21, 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