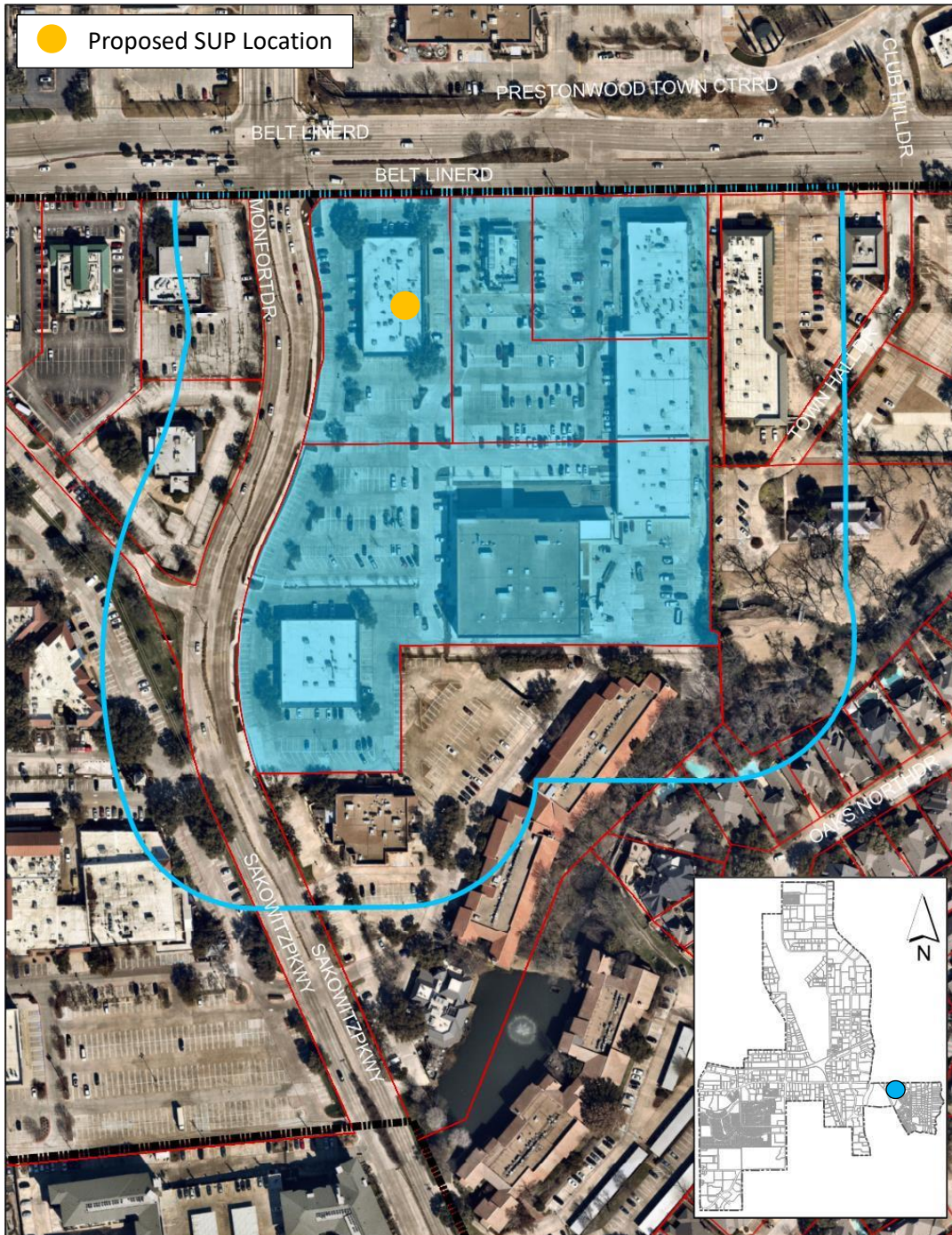


# 1835-SUP

**PUBLIC HEARING** Case 1835-SUP/Pressed Juicery. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 104, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant.

## LOCATION MAP





August 13, 2021

**STAFF REPORT**

RE: 1835-SUP/Pressed Juicery  
LOCATION: 5290 Belt Line Road, Suite 104  
REQUEST: Approval of a Special Use Permit for a restaurant to permit a new juice shop.  
APPLICANT: Noel Roxas, Pressed Juicery, Inc.  
DISCUSSION:

Background: This proposed restaurant is situated within the Prestonwood Place shopping center, which is located at the southeast corner of Belt Line Road and Montfort Drive. This center is zoned PD, Planned Development, through Ordinance O19-22, which allows for renovation of the existing buildings in an effort to attract a broader mix of tenants.

A new tenant, Pressed Juicery, also branded simply as Pressed, has occupied a lease space in Building A, situated between Warby Parker and The Great Outdoors, and fronting towards The Flower Child restaurant. This building previously underwent renovations to update and modernize the façades. Pressed is proposing a small shop to sell juices and foods for dine-in and take out consumption, which triggers the requirement for a Special Use Permit (SUP).

Founded in Los Angeles, California in 2010, Pressed Juicery has grown with stores throughout the nation, including Austin, Dallas, Fort Worth, Houston, Southlake, and The Woodlands, along with online and wholesale distribution. Pressed provides convenient, signature cold-pressed juices and an array of wholesome plant-based foods.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant. The new restaurant space would total 1,234 square feet. The existing tenant space has been completely remodeled to meet the needs of Pressed. The floor plan shows a prep and storage area and service counter area. Countertop seating is proposed to be provided along the interior of the storefront for 12 patrons.

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, inclusive of this new tenant space, it requires 675 parking spaces. There are currently 768 parking spaces provided on site, exceeding the minimum parking required by the PD district.

Exterior Facades: Improvements to the building façade were completed with the overall improvements to the building. With the exception of their signage, Pressed does not propose to make improvements to the exterior of the building.

Landscaping and Open Space: Landscape plans were reviewed through the rezoning process for the shopping center. As improvements have occurred, the development team has worked to maximize compliance with the Town's landscape requirements. The approved landscape plan does not require any additional landscaping or open space at this lease space.

**RECOMMENDATION: APPROVAL**

Pressed and their natural, nutrient-rich offerings will be a great addition to the evolving Prestonwood Place shopping center. This new juicery adds diversity to the Addison restaurant landscape and reflects continued reinvestment momentum for Prestonwood Place.

Staff recommends approval of the request without conditions.



Case 1835-SUP/Pressed Juicery

August 17, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 17, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 104, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant to permit a juicery, subject to no conditions.

Voting Aye: Catalani, Craig, Fansler, Meleky, Resnik, Souers  
Voting Nay: none  
Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none  
On: none  
Against: none