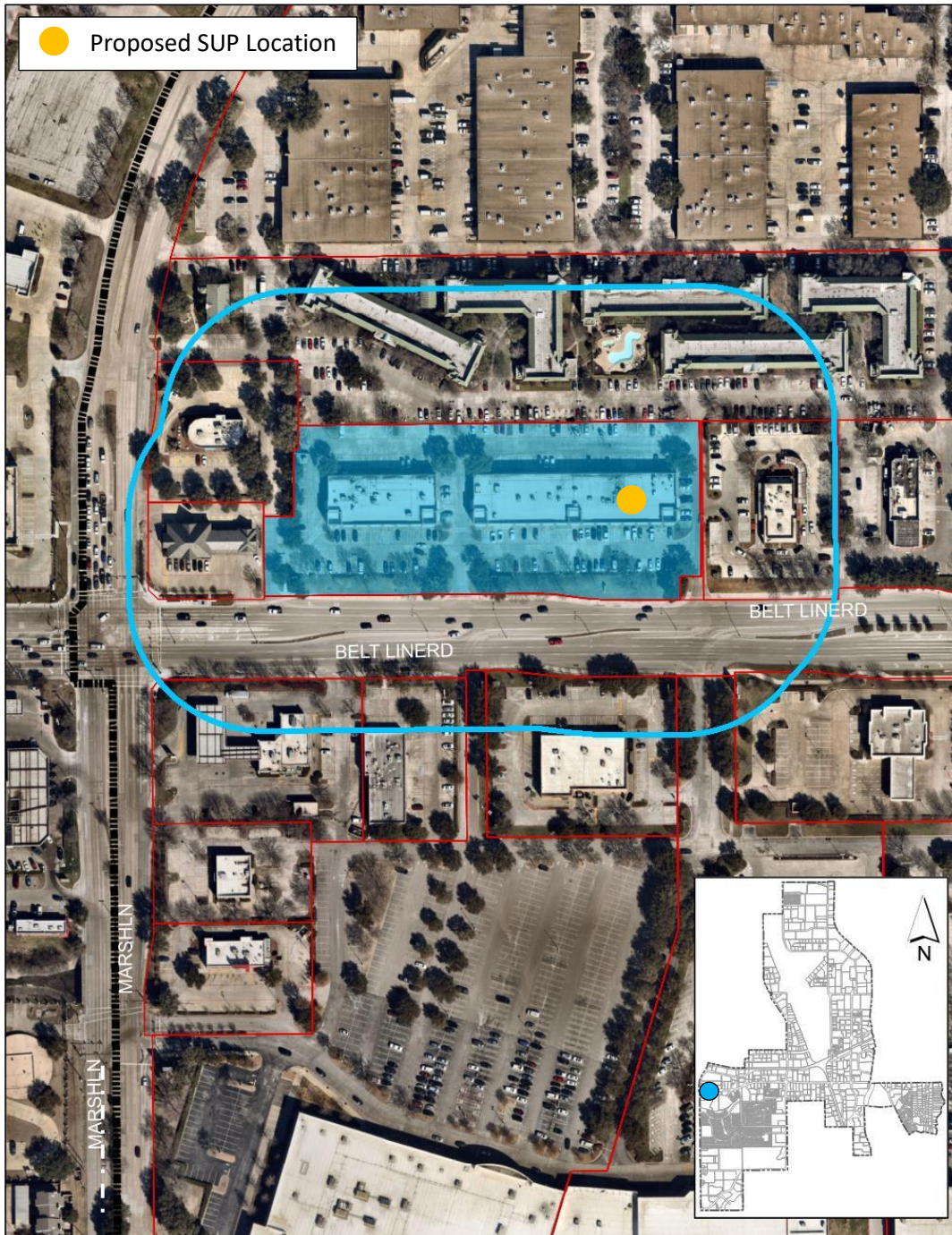


1834-SUP

PUBLIC HEARING Case 1834-SUP/Wing Boss. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 3765 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance O92-037, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

LOCATION MAP





August 13, 2021

STAFF REPORT

RE: 1834-SUP/Wing Boss

LOCATION: 3765 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption.

APPLICANT: Nelson Sanchez, +One Design | Construction

DISCUSSION:

Background: This restaurant is proposed for an existing tenant space located within the Addison Plaza shopping center, which is located on the north side of Belt Line Road, 700 feet east of Marsh Lane. This property is zoned Planned Development (PD) District governed by Ordinance No. O92-037.

This subject tenant space was previously occupied as a restaurant use, Duck Donuts, which received SUP approval in July, 2020 and is governed by SUP Ordinance O20-034. Duck Donuts has since vacated the suite and a new restaurant, Wing Boss, is requesting to occupy the suite. Additionally, the restaurant proposes to sell alcoholic beverages for on-premises consumption. As a result, a Specific Use Permit (SUP) is required for a restaurant use and the sale of alcoholic beverages for on-premises consumption.

Wing Boss is a new carryout and delivery-focused wing restaurant developed by the Dickey's Barbeque brand. Through the experience of the pandemic and the introduction of app-based delivery services, restaurants have experienced surges in delivery demand. With this concept, Dickey's has taken a [hybrid approach](#) by retaining traditional dining space and not pursuing a delivery only concept, or as it is now commonly referred to, a ghost kitchen. This location will be the first Wing Boss to be operated as a traditional restaurant space.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant with alcohol sales for on-premises consumption. The floor plan shows 1,590 square feet, inclusive of an optional 72 square-foot outdoor patio area, which may be programmed at a later date. The interior space is proposed to be modified with the addition of tables and a bar dining area. The floor plan shows a large open concept kitchen, prep area, and service counter with a dining area seating for 39 patrons and optional patio seating that could serve up to four patrons.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 100 square feet for restaurant uses. This space is required to have 16 parking spaces. Based on the current occupancy and tenant mix of this center, parking requirements are satisfied for this project. As

occupancy increases in this center, the tenant mix will need to account for more retail or office uses in order to continue to meet the parking requirements prescribed by the PD zoning district.

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

Landscaping: The Landscape Ordinance requires that properties be brought up to current standards, where possible, when they go through a zoning process. Staff has reviewed the Landscape Ordinance requirements and proposes that in cases such as this, where the SUP area is less than 25% of the total shopping center, the applicant should not be required to bring the entire site into compliance. While the Landscape Ordinance strives to bring the Town's properties closer into compliance, it is not practical to require a single tenant to upgrade the entire site due to their need to obtain an SUP to occupy an existing restaurant space. Based on the size of the proposed restaurant area, as compared to the entire shopping center, Staff believes that this landscape requirement is not applicable to this request.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Restaurant occupancy in the western Belt Line corridor has experienced challenges in recent years. This new concept introduced by Dickey's Barbecue will provided needed investment in this area and will introduce a new dining option that can serve Addison diners as well as the growing delivery market.

Staff recommends approval of the request, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The Duck Donuts SUP Ordinance (O20-34) is repealed concurrent to the adoption of this SUP Ordinance.



Case 1834-SUP/Wing Boss

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 3765 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance 092-037, by approving 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.
- The Duck Donuts SUP Ordinance (O20-34) is repealed concurrent to the adoption of this SUP Ordinance.

Voting Aye: Catalani, Craig, Fansler, Meleky, Resnik, Souers

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none