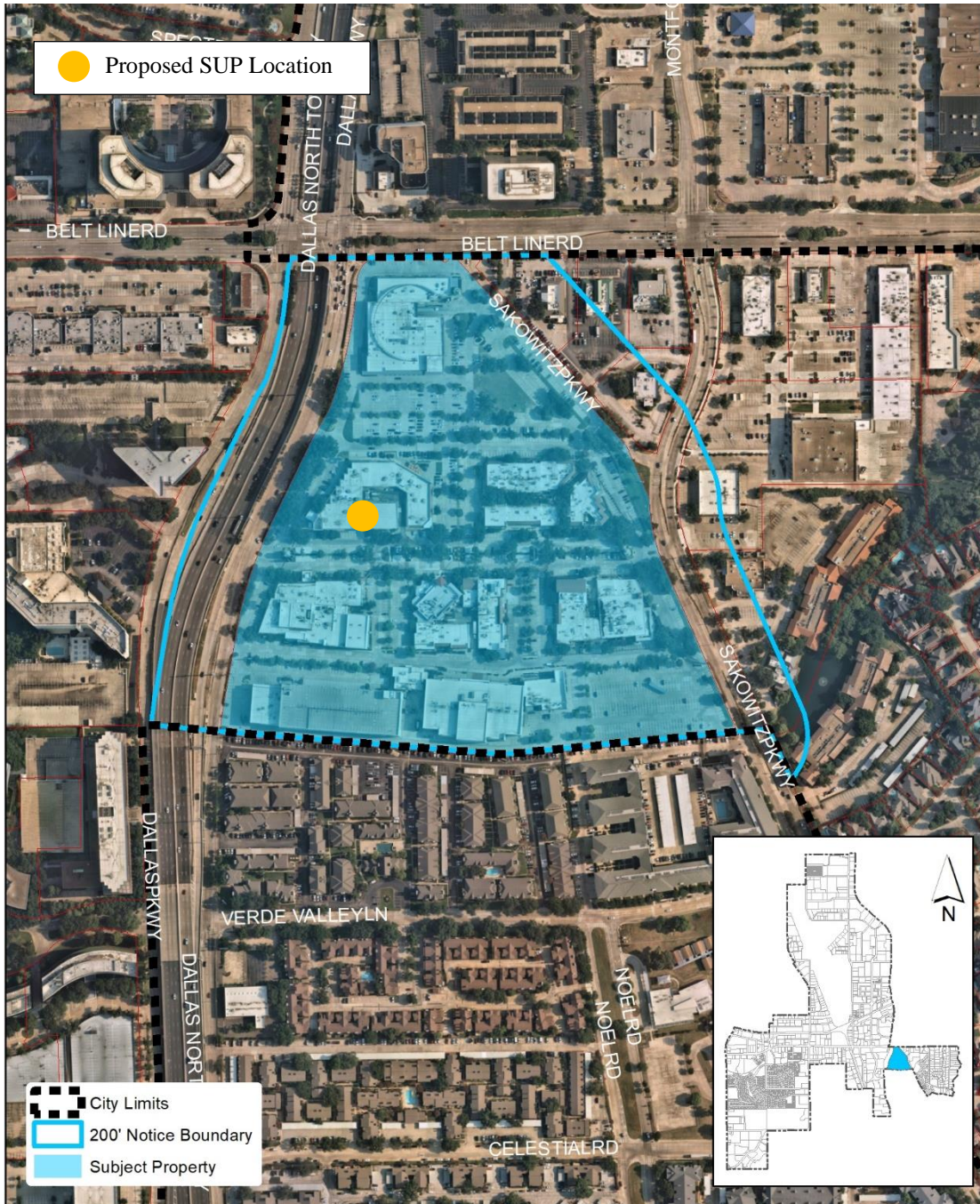


1837-SUP

PUBLIC HEARING Case 1837-SUP/5100 Belt Line Road (Low Key Poke Joint). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance, on Property located at 5100 Belt Line Road, Suite 868, currently zoned Planned Development (PD), through Ordinance O12-002 and Ordinance O20-08, for a Special Use Permit to allow for the Expansion of an Existing Restaurant with the Sale of Alcoholic Beverages for On Premises Consumption Only.

LOCATION MAP





October 14, 2021

STAFF REPORT

RE: 1837-SUP/5100 Belt Line Road (The LowKey Poke Joint)

LOCATION: 5100 Belt Line Road, Suite 868

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

APPLICANT: Hai Nguyen, Energy Experts

DISCUSSION:

Background: This request is for the expansion of an existing restaurant within Village on the Parkway, located at 5100 Belt Line Road, and which is generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The center is zoned PD, Planned Development District, through Ordinance No. O12-002 and as amended by Ordinance No. O20-08.

The existing restaurant, The LowKey Poke Joint, currently occupies an 1,870 square foot tenant space with a 200 square foot patio that is centrally located within the site and immediately adjacent to Gloria's Latin Cuisine. The LowKey Poke Joint is a Japanese-Hawaiian fusion poke restaurant that allows customers to customize their meal with a variety of proteins, sides, and toppings. In addition to the existing location in Addison, there are two additional locations in California. The LowKey Poke Joint obtained Town approval in 2017 and is governed by SUP Ordinance No. O17-15.

The restaurant desires to expand its service capacity, necessitating this request to expand the restaurant to the vacant, adjoining tenant space. Additionally, the restaurant proposes to sell alcoholic beverages for on-premises consumption. The proposed expansion requires a Special Use Permit (SUP) for a restaurant use and the sale of alcoholic beverages for on-premises consumption. This SUP is proposed to govern the existing restaurant use, as well as the desired expansion.

Proposed Plan: The proposed floor plan shows the current restaurant footprint, inclusive of 1,870 square feet of interior floor area with a 200 square foot outdoor patio, and the proposed expansion to the adjacent tenant space to the east for a total of 3,780 square feet of interior floor area and the existing 200 square foot outdoor patio. The interior space for the expansion is proposed to be modified with the addition of tables and bar dining area seating for 65 patrons and a private dining room for 8 patrons.

A 13-foot opening will be provided as a unifying connection between these spaces. Due to the grade change between the existing restaurant and the proposed expansion, a six-foot ramp was

proposed. Because the narrow width of the new tenant space will not accommodate the space needed for this ramp to comply with Texas Accessibility Standards (TAS), staff recommends that this ramp be converted back to stairs. The interior space of the existing portion of the restaurant is proposed to remain the same. Both spaces will have TAS compliant interior access to restrooms and dining areas, allowing for the shared access between the two spaces to not be TAS compliant.

Parking: The property is zoned PD, which requires a parking ratio of 1 space per 225 square feet for all uses (except movie theater). With the existing and proposed tenant space, this use requires 17 parking spaces. The Development Plan, approved with Ordinance O20-08, provided additional parking for the entire property. The property requires 2,052 parking spaces and 2,262 were provided throughout the site.

Exterior Facades. With this request, the applicant is proposing modifications to the building storefronts and patio area. The awning on the easternmost storefront will be replaced with an awning that matches the awning over the existing storefront to create a cohesive and uniform appearance. Additionally, the raised patio space will be treated with stone veneer over the exposed concrete and the existing railing will be replaced with steel railing painted gray.

Landscaping: The applicant is proposing the installation of three planter boxes on the outdoor patio railing to enhance the appearance of the patio dining area. With an existing mature tree and landscape median immediately adjacent to the expanded storefront, proposed landscape enhancements to the patio area will sufficiently address landscape improvement needs for this site. The applicant and/or property management should replace any dead or diseased landscape materials adjacent to the expanded storefront.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Village on the Parkway has undergone an extensive redevelopment effort that has led to the success of restaurants in this area of Addison. The expansion of The LowKey Poke Joint will provide for additional investment in this shopping center by occupying a space that has remained vacant for many years.

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 SUP Ordinance (O17-015) for the existing restaurant is repealed concurrent to the adoption of this SUP Ordinance.
- Modification of the floor plan to reflect stairs in lieu of a ramp at the common access point between the existing space and the expansion space.



Case 1837-SUP/The Low Key Poke Joint

October 19, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on October 19, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 868, currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for the expansion of an existing restaurant with the sale of alcoholic beverages for on premises consumption only, 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 SUP Ordinance (O17-015) for the existing restaurant is repealed concurrent to the adoption of this SUP Ordinance

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none