

The LowKey Poke Joint Special Use Permit (1837-SUP)

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

ADDISON

Case 1837-SUP The LowKey Poke Joint

ADDISON

LOCATION:

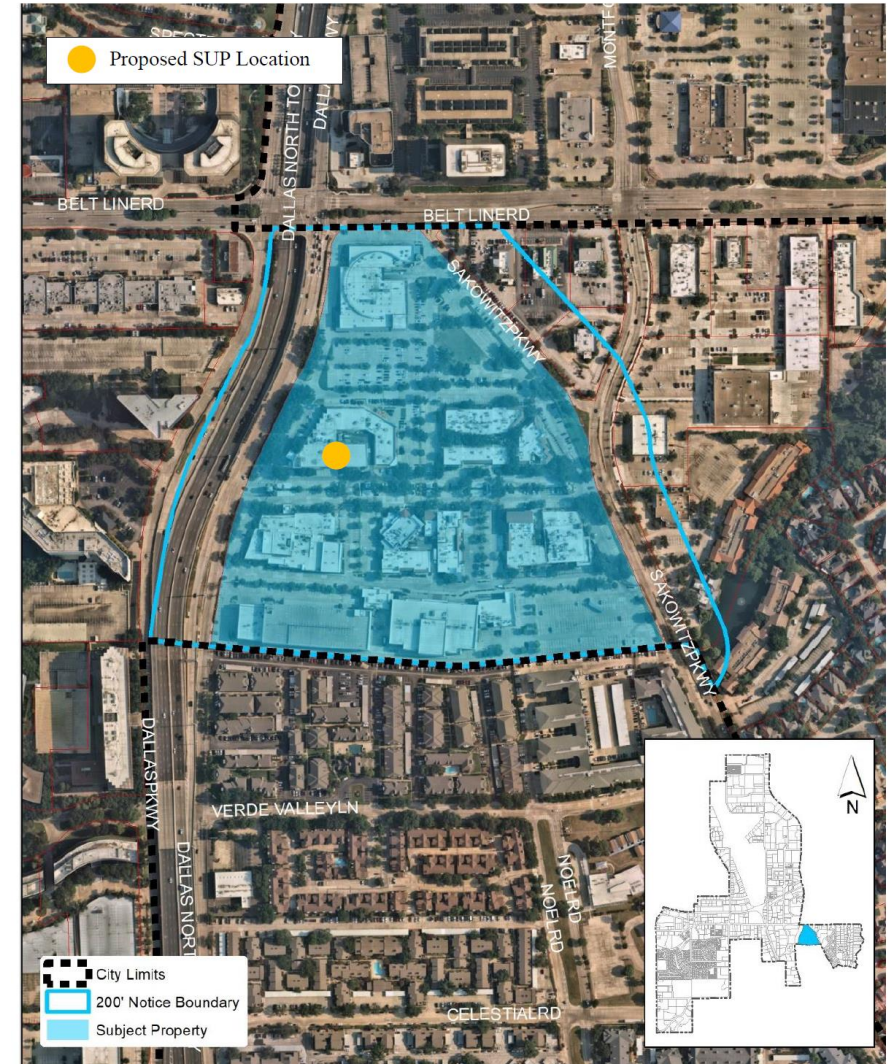
5100 Belt Line Road, Suite 868

REQUEST:

Approval of a Special Use Permit for the expansion of the Low Key Poke Joint restaurant and the sale of alcoholic beverage for on-premises consumption only.

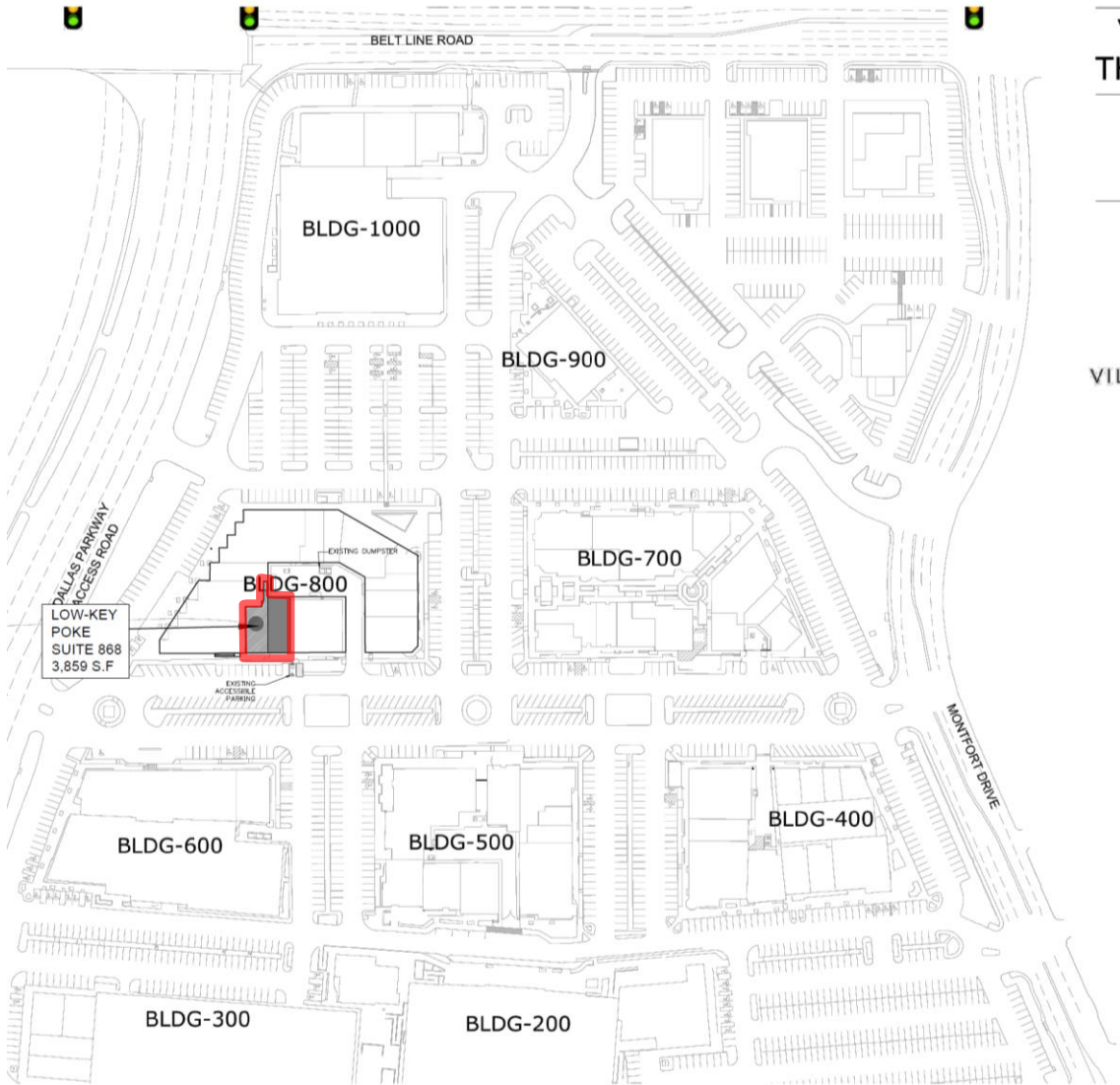
ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant expansion and sale of alcoholic beverages for on-premises consumption, and associated site conditions at the subject property.

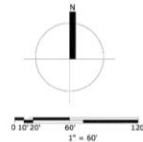


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VILLAGE ON
THE PARKWAY



VILLAGE PARKWAY

5100 BELTLINE ROAD
DALLAS, TX 75254

PROJECT HISTORY:

1996 – Rezoned to PD from Local Retail

2012 – New PD approved to support redevelopment of the property

2017 – The LowKey Poke Joint SUP approved for existing tenant space (1,870 SF)

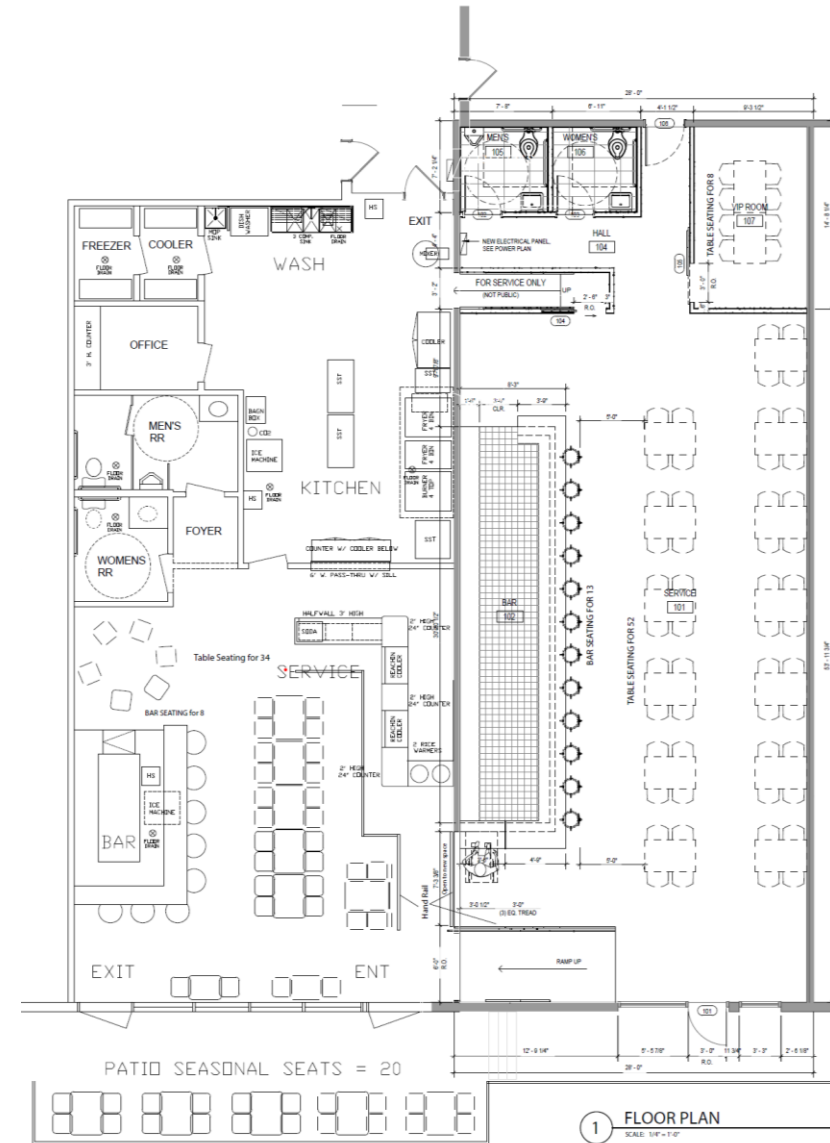
2020 – PD amended to allow for a mixed-use parking ratio

Present – The Lowkey Poke Joint proposes to expand to the eastern tenant space, which has remained vacant for several years

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Restaurant Use:

- 1,870 SF of interior floor area for the expansion
- 3,780 SF total interior floor area
- 200 SF of uncovered patio space
- Expansion provides indoor seating for 73 patrons
 - Total seating of 135, inclusive of 20 patio seats for outdoor dining
- Existing interior and patio area will remain unchanged, except for a 13-foot opening to the proposed expansion and aesthetic improvements to the patio



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PARKING:

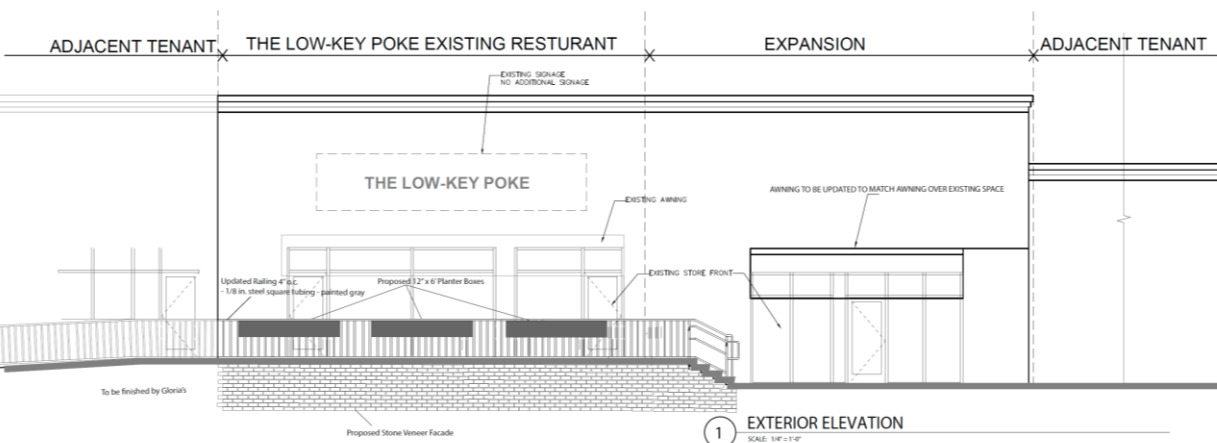
Current parking supply in the Village on the Parkway development exceeds what is required by the PD. No parking improvements are required for this project.

OPEN SPACE AND LANDSCAPE:

Three planter boxes are proposed on the patio railing as landscape enhancements. Additional landscape improvements are not required given existing landscape adjacent to storefront.

EXTERIOR APPEARANCE:

The applicant is replacing the awning for the expanded storefront to create a uniform appearance. Additionally, a new steel railing and stone veneer cladding will be installed at the frontage of the patio.



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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 8.

FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0, with conditions:

- No terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- SUP Ordinance O17-015 is repealed



RECOMMENDATION:

Staff recommends **approval of the request, with the following conditions:**

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage
- Existing SUP Ordinance O17-015 is repealed
- 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