

1840-SUP

PUBLIC HEARING Case 1840-SUP/3719 Belt Line Road (Poke Works). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance, on Property Located at 3719 Belt Line Road, currently Zoned Planned Development (PD) through Ordinance O92-037, for a Special Use Permit to allow a Restaurant.

LOCATION MAP





October 14, 2021

STAFF REPORT

RE: 1840-SUP/3719 Belt Line Road (Pokéworks)
LOCATION: 3719 Belt Line Road
REQUEST: Approval of a Special Use Permit for a restaurant.
APPLICANT: Adrianna Salgado, Jones Baker
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 and is governed by Ordinance No. O92-037.

This subject tenant space was previously occupied as a retail service store, Game Over Videogames. This tenant has since vacated the suite and the proposed restaurant, Pokéworks, is requesting to occupy the suite. Therefore, as required by the zoning ordinance, a Special Use Permit (SUP) is required for a restaurant use.

Founded in Midtown Manhattan in 2015, Pokéworks is a Hawaiian-inspired fast casual restaurant that has grown to be one of the largest and fastest growing poke brands in the nation with locations across the country, including several locations in the Dallas-Fort Worth Metroplex. Pokéworks menu offers customizable poke bowls that allows patrons to choose from a variety of bases, proteins, sauces, and toppings.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant. The floor plan shows 1,317 square feet, inclusive of a 78 square-foot outdoor patio area for four patrons. The interior space is proposed to be modified with the addition of a dining area with tables and chairs, accommodating seating for 28 patrons, and the remainder of the space being used primarily for the service counter, prep area, and cooler storage. Outdoor dining space accommodating 2 tables with seating for 4 patrons, is proposed between the storefront and sidewalk.

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 13 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: With the exception of exterior signage, the applicant will not be making any changes to the existing façade.

Landscaping: The Landscape Ordinance requires properties to 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

Restaurant occupancy in the western Belt Line corridor has experienced challenges leading into, and throughout the duration of the pandemic. This new restaurant will reduce vacancy in the corridor and will provide an additional dining option in Addison.

Staff recommends approval of the request.



Case 1840-SUP/Pokeworks

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 3719 Belt Line Road, currently zoned PD, Planned Development, through Ordinance O92-037, by approving a Special Use Permit for a restaurant.

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