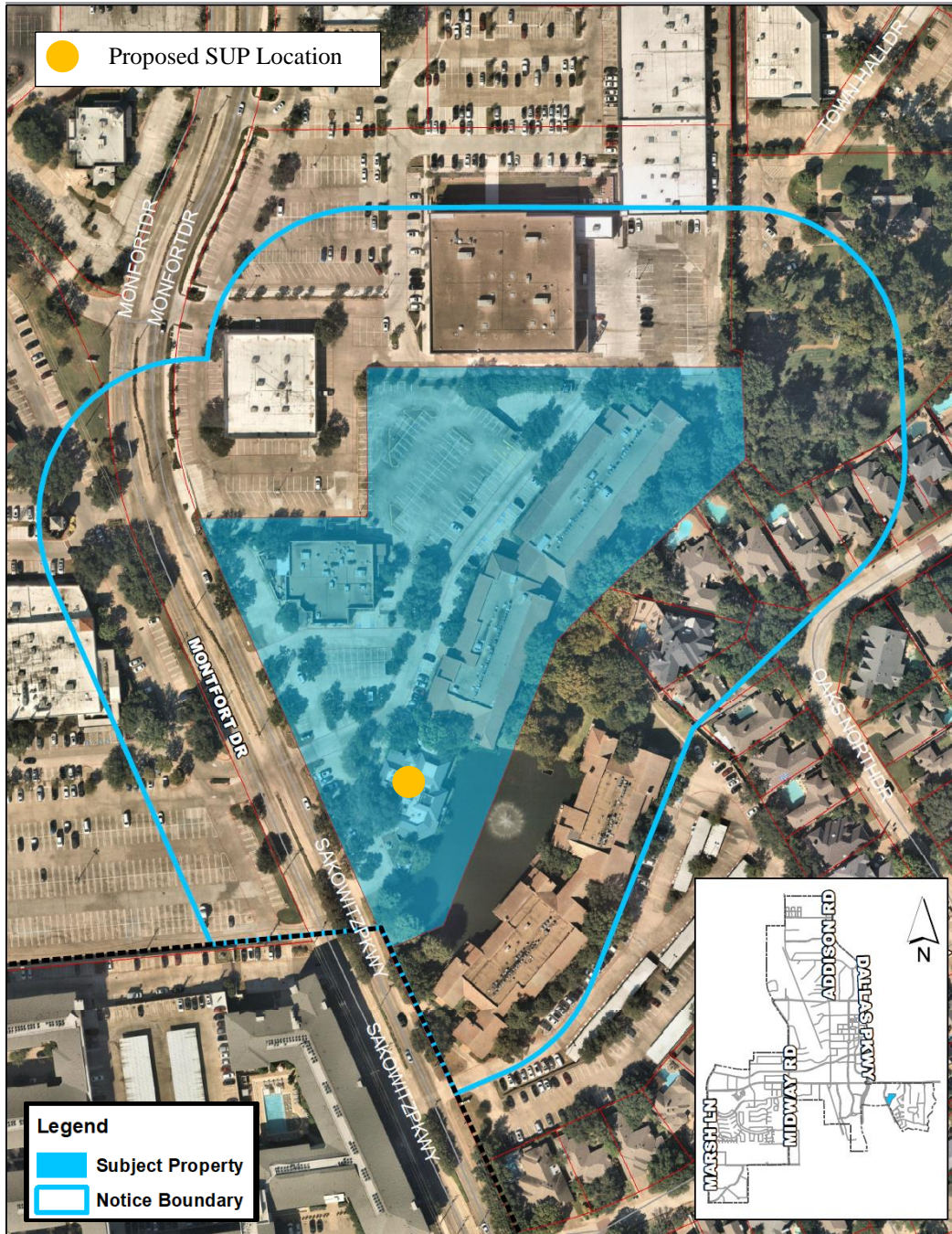


1841-SUP

PUBLIC HEARING Case 1841-SUP/14854 Montfort Drive (TK's Place). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverage for On-Premises Consumption.

LOCATION MAP





November 12, 2021

STAFF REPORT

RE: 1841-SUP/14854 Montfort Drive (TK's Place)
LOCATION: 14854 Montfort Drive
REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption.
APPLICANT: TK Matteson

DISCUSSION:

Background: This restaurant is proposed for an existing freestanding building located at 14854 Montfort Drive, which is situated on the east side of Montfort Drive approximately 1,200 feet south of Belt Line Road. This property is zoned Planned Development (PD) District and is governed by Ordinance No. 084-076. The subject building is located on the same property with the Prestonwood Pond office building and the Blue Mesa restaurant.

The subject building is a split-level building that was constructed in 1984, when it received its original Special Use Permit (SUP) for a restaurant. The building has housed various restaurant concepts with the most recent being Public School 972, which obtained SUP approval in 2015, via Ordinance No. O15-014. The building underwent major interior and exterior renovation when it was occupied by Public School 972. The building is currently vacant, following the closure of Public School 972 in October.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant with the sale of alcoholic beverages for on-premises consumption. The proposed use, TK's Place, is a new restaurant concept that combines the owner's passions of food, hospitality, and comedy. The owners, TK and Kara Matteson, produced and performed stand-up comedy shows including performances on *American's Got Talent* and *Comedy Central*. The restaurant will offer a full lunch and dinner menu delivered with a comedic flair.

The proposed floor plan shows use of 12,557 square feet, inclusive of an 1,830 square foot outdoor patio area. The restaurant will primarily utilize the first floor, which accommodates seating for 125 patrons, inclusive of the patio and the bar area at the center of the restaurant. The remainder of the first floor will consist of a service counter, prep area, and cooler storage. The basement level will be used for an additional dining area that will be used for private dining events and storage. A new bar will also be constructed, accommodating seating for 73 patrons on the basement level.

The seating arrangement on the first level is proposed as "loose seating" to allow flexibility to accommodate a typical restaurant floor plan and periodic standup comedy event on weekends

and evenings. To ensure that this business meets the intent of the requested restaurant use, staff recommends limiting comedy events to no more than 3 days per week and restricting those activities to indoor areas.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 100 square feet for freestanding restaurants in mixed use developments where parking is shared amongst adjacent uses. The building shares parking with the office building and the Blue Mesa restaurant, as required by the PD. There are a total of 460 parking spaces within the property, including parking in the underground parking structure and under the office building.

TK's Place will require 126 parking spaces. With the required parking for Blue Mesa and the office building, the total required parking for the site is 461 spaces. With the SUP review for Public School 972, the Town determined that the additional parking space would not be required based on reduced occupancy in the office buildings and the complementary tenant mix on the property. Staff believes it would be equitable to extend this same consideration to this applicant.

Exterior Facades: Except for new building signage, the applicant will not make any changes to the existing façade.

Landscaping and Streetscape: The landscape ordinance requires properties to comply with the current landscape standards when a request for zoning action is requested. Staff has reviewed the landscaping within the general vicinity of the subject building and the landscaping is in general compliance with the landscape ordinance. Given that this single tenant comprises a portion of a much larger site, it would not be practical to require this tenant to bring the entire site into compliance. The property owner has committed to replacing all dead or damaged landscaping and establishing ground cover on the existing berm along Montfort Drive.

The segment of Montfort Drive that this building fronts on, does not currently have a sidewalk. Since this project is not adding floor area, it is not creating additional demand for Town infrastructure. As such, installation of this sidewalk should be deferred until this property redevelops, or when the Town proceeds with the reconstruction of Montfort Drive, whichever occurs first.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The building has a long history of restaurant tenants and TK's place will provide a unique, comedy-driven restaurant concept to the Addison dining experience.

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signs.
- The applicant shall limit comedy events to indoor areas and to a frequency of occurrence of no more than three days per week.
- Existing SUP Ordinance No. O15-014 is repealed upon issuance of a Certificate of Occupancy for the proposed use.



Case 1841-SUP/TK's Place

December 7, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in special session on December 7, 2021, voted to recommend approval of an Ordinance changing the zoning on property located at 14854 Montfort Road, currently zoned Planned Development (PD) through Ordinance O84-076, by approving a Special Use Permit for a 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
- SUP Ordinance (O15-014) is repealed upon issuance of a Certificate of Occupancy for the proposed use

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