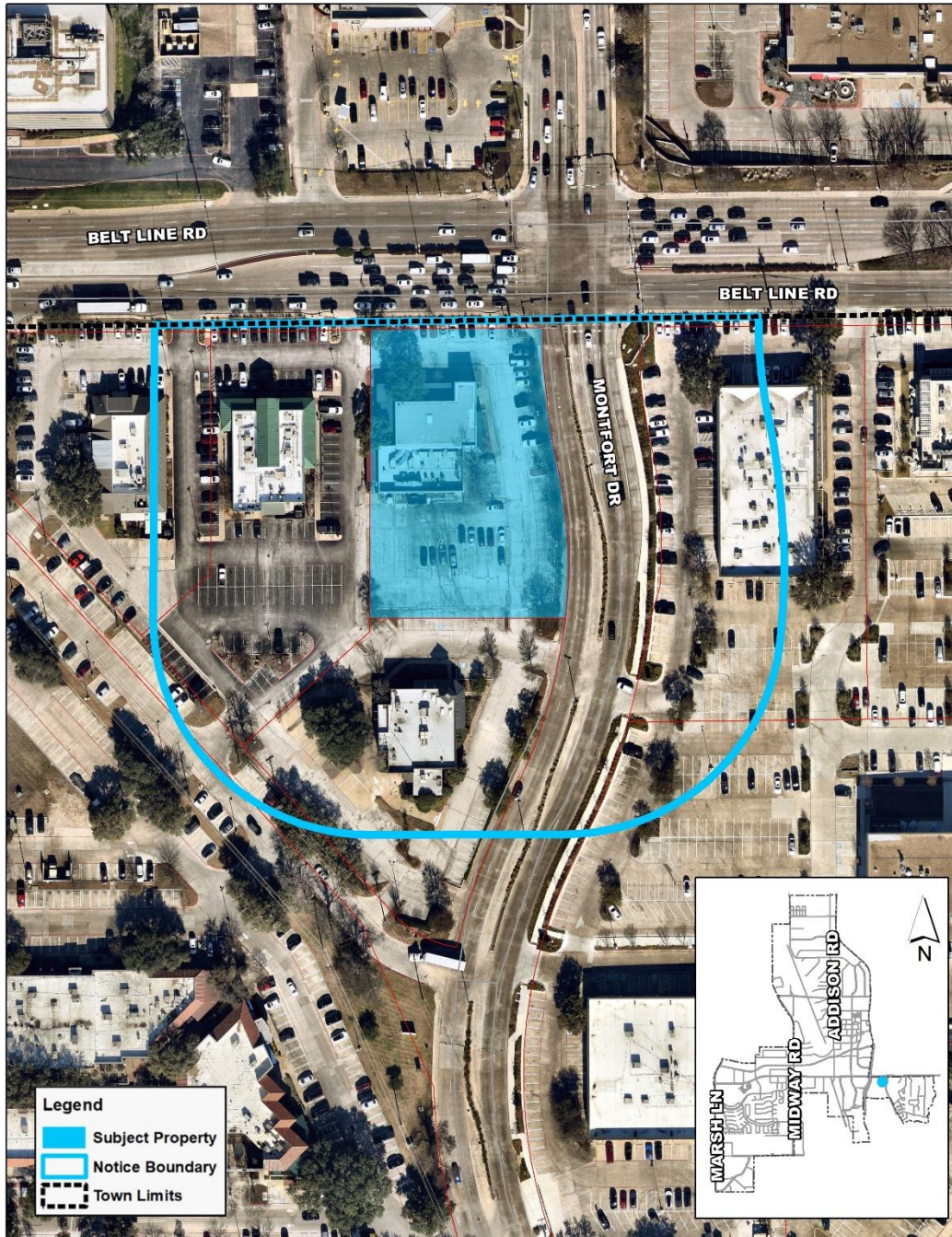


# 1847-SUP

**PUBLIC HEARING** Case 1847-SUP/5280 Belt Line Road (Sweetgreen). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5280 Belt Line Road that is currently zoned Local Retail (LR), to allow a portion of the building to be used as a Restaurant.

## LOCATION MAP





April 15, 2022

## STAFF REPORT

RE: 1847-SUP/Sweetgreen and 1848-SUP/Postino

LOCATION: 5280 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant (Sweetgreen) and approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises and off-premises consumption (Postino)

APPLICANT: Bryan J. Ruesch, JSD Inc. (on behalf of Sweetgreen)  
Joseph Keresey, Service First Permits (on behalf of Postino)

## DISCUSSION:

**Background:** The subject property is located at 5280 Belt Line Road, which is the southwest corner of Belt Line Road and Montfort Drive. This site is zoned Local Retail (LR) with a Special Use Permit (SUP) for a restaurant with the sale of alcohol for on-premises consumption. This site was originally developed in 1979 as Don Miguel's Restaurant, and shortly thereafter, converted to El Fenix. In 2017, a new SUP was approved for the current tenant, Meso Maya.

The current property owner, Northwood Investors, owns the three adjacent restaurant parcels to the west and south (to include the recently approved redevelopment site for Loro Asian Smokehouse), as well as Prestonwood Place, the restaurant-anchored mixed use center at the southeast corner of Belt Line Road and Montfort Drive. With this request, Northwood Investors proposes to re-tenant this large floor plan dining space with two restaurant concepts, Postino and Sweetgreen. This proposal is aligned with their ongoing reinvestment efforts in this area by introducing new dining concepts to the Addison restaurant inventory.

**Sweetgreen** is a fast-casual restaurant serving regionally and locally sourced fresh ingredients that make up their specialty salads and "warm bowls". Every morning, Sweetgreen stores receive deliveries of fresh whole vegetables, fruits, and grains, all of which are transformed into healthy, fresh menu items by their employee teams. Sweetgreen also offers a variety of beverages, but does not serve alcohol. Sweetgreen has nearly 150 restaurant locations across 13 states. This proposed location would be the third DFW location (the first two locations are in Deep Ellum and Uptown). The proposed operating hours for the Addison location are 10:30 am – 10:30 pm Monday through Saturday, and 11 am – 6 pm on Sundays.

**Postino** is a casual sit-down restaurant and wine café that was created to provide communities with a space to connect through unique, approachable wines; simple food prepared with local ingredients; and a warm, edgy culture that brings everyone together. Today, Postino continues



this tradition with sixteen unique locations (Arizona, California, Colorado, Georgia, and Texas), each set in historically relevant buildings integral to the neighborhoods that surround them. This proposed location would be the second DFW location (the first location is in Deep Ellum). In addition to food sales, Postino intends to sell alcohol for on-premises consumption and to operate a small wine retail component to allow for the sale of alcohol for off-premises consumption. The proposed operating hours for the Addison location are 11 am – 11 pm Monday through Thursday, 11 am – 12 am on Fridays, 9 am – 12 am on Saturdays, and 9 am – 10 pm on Sundays.

These proposed restaurants require SUPs due to the proposed change from one restaurant tenant to two restaurant tenants for the subject property, and due to the request by Postino to sell alcoholic beverages for off-premises consumption.

Proposed Plan: With this request, the property owner proposes to subdivide the building to create two tenant spaces. Sweetgreen would occupy the eastern, 3,200 square foot tenant space, which would be comprised of 2,150 square feet of interior floor area and a 1,050 covered patio created from space that is currently interior to the building. Reflective of its fast casual business model, Sweetgreen only provides seating for 38 diners (20 interior/18 patio seats). In addition to the patio improvements, Sweetgreen will be painting their portion of the façade white, and adding new fabric canopies, cedar accent trim, and wall sconces. The interior floor plan is predominately comprised of kitchen and service area, with a single row of bar seating lining the new storefront delineating the patio from the interior space.

Postino would occupy the western, 5,546 square foot tenant space, which would be comprised of 4,446 square feet of interior floor area and a 1,000 covered patio. This proposed floor plan would reclaim a portion of the existing Meso Maya patio space at the western façade. Postino will provide seating for 160 diners, which will be comprised of 110 interior seats and 50 patio seats. Most of the existing brick façade will be retained and will maintain the same color. A new entryway will be added to the building and the patio will be reconstructed through the addition of new awnings, a black brick base, operable windows, and a fireplace. The new wall at the east side of the patio will be clad in charcoal colored stucco, and that material will also be added to the north façade as an accent material. The interior of the space would be comprised of a dining and bar area, kitchen, and small wine retail space near the entryway.

This proposed plan will not add any additional floor area. As one of the more physically constrained properties in Addison, improvements to parking, landscape, and pedestrian connectivity are very difficult to achieve without detrimentally impacting the economic viability of the property.

Parking: When a restaurant use was first approved for this site, it was granted a parking ratio of 1 space per 100 square feet. This is atypical of free standing restaurants, which generally require 1 space per 70 square feet. The reasoning behind this is unclear, but perhaps it was considered an extension of the Village on the Parkway retail center and as a result, the mixed-use ratio of 1 space per 100 square feet was applied. Given that this condition was extended to Meso Maya in 2016, it would be appropriate to extend this same condition to these requests.

During the review of the Meso Maya SUP, the site plan demonstrated compliance with the overall parking requirements as well as the requirements for handicapped parking. Those plans called for one handicapped parking space to be added, and all of the spaces to be relocated from the west side of the Belt Line frontage to the east side. Those improvements were never executed by Meso Maya and the site is currently short one handicapped space. Staff has asked the current applicants to correct this condition, which has resulted in the loss of one additional parking space

to accommodate the required clear area adjacent to the space. This space could be reclaimed elsewhere, but that action would result in the loss of landscape and building floor area, if lost landscape would then need to be replaced as well.

Given that the proposed cumulative seating proposed by the two restaurants will provide 131 fewer seats than Meso Maya, the loss of landscape and building floor area would have a greater negative impact than the loss of this parking space. With Northwood Investors also owning the three surrounding restaurant properties, they are well-positioned to mitigate any unforeseen issues.

Exterior Facades: The façade plans reflect changes to the color scheme (painted white) and the creation of a recessed patio for the Sweetgreen portion of the building and modifications to the storefront, patio, rear service entry, and western façade for the Postino portion of the building. The current material palette will largely remain the same, with the exception of the addition of stucco for the portion of the existing patio that is being reclaimed as interior space.

Landscaping and Open Space: Since this property was developed in the late 1970s, it is far below the current landscaping requirements. Additionally, the site only provides a three-foot sidewalk located immediately at the back of curb. The proposed plan increases total landscape area slightly by adding 20 square feet of landscape area, which still puts the site well below the 20% required. The plan also does not meet the twenty-foot street landscape buffer standard or the requirement to provide larger sidewalks.

Unfortunately, absent a complete redevelopment of this site, it would be impossible to comply with the current standards. Staff has worked with the applicant to maximize the amount of landscaping provided within the site without detrimentally impacting other site features. In addition to the small increase in total landscape area, the applicant will be enhancing the existing planting areas by departing from the current xeriscape appearance and filling in those areas with additional groundcover.

Staff believes that the proposed landscaping gets the property as close as possible to current requirements under the existing site configuration.

#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Northwood Investors continue their ongoing reinvestment efforts in the Montfort Drive and Belt Line corridors. Sweetgreen and Postino will be strong additions to the Addison restaurant mix and they have sufficiently addressed the many physical constraints that result from the development history of this site.

Staff recommends approval of these requests, subject to the following condition:

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



Case 1847-SUP/5280 Belt Line Road (Sweetgreen)

April 19, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on April 19, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 5280 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a Special Use Permit (SUP) to allow a portion of the building to be used as a restaurant, subject to the following condition:

- Meso Maya SUP Ordinances O16-042 and O18-007 are repealed upon issuance of a CO for either Sweetgreen or Postino.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none