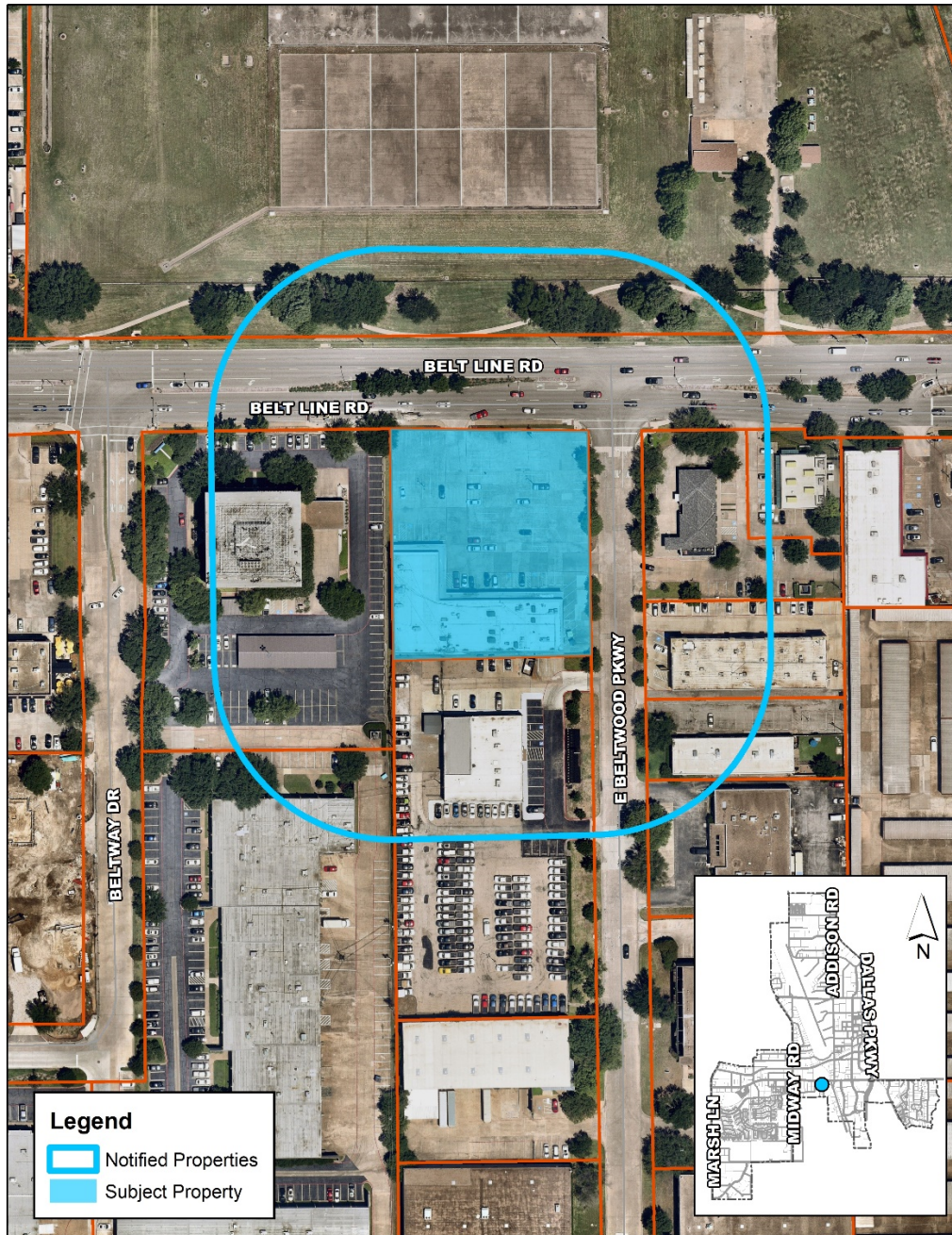


1853-SUP

PUBLIC HEARING Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Café). 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 4580 Belt Line Road that is currently zoned Local Retail (LR), to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

LOCATION MAP





August 16, 2022

STAFF REPORT

RE: 1853-SUP/Toasted Yolk Cafe
LOCATION: 4580 Belt Line Road
REQUEST: Approval of a Special Use Permit for a restaurant and approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption.
APPLICANT: Mark Albert, AFS Beltline LP

DISCUSSION:

Background: The subject property is located at 4580 Belt Line Road, which is the at the southwest corner of Belt Line Road and Beltwood Parkway. The site was developed in the late 1970's with a 13,859 square foot multitenant structure. There are currently two businesses operating at the subject property, FedEx and Addison Point. The applicant, Toasted Yolk Café, is proposing to be located in the third, currently vacant, suite. 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. The vacant tenant space was formerly Remington's Seafood Grill, however, the business closed mid-2020.

Toasted Yolk Café is a casual sit-down restaurant serving breakfast and lunch. Indoor and outdoor seating will be provided. The restaurant will also offer alcohol sales for on-premises consumption. Toasted Yolk Café currently has 22 operational locations, with two being within the DFW area (other locations include Southlake and Highland Village). In addition to the existing locations, there are 16 locations coming soon, with six anticipated within DFW. The proposed operating hours for the Addison location will be 7:00 am – 3:00 pm, seven days a week.

The proposed restaurant requires an SUP due to the proposed addition of a patio dining area and due to the request to sell alcoholic beverages for on-premises consumption.

Proposed Plan: With this request, Toasted Yolk Café proposes to occupy the existing 3,961 square foot tenant space at the east side of the parcel. Improvements to the site include the addition of an outdoor patio, façade updates, the addition of a solid waste enclosure, increased landscaping, and parking lot modifications. The proposed restaurant provides seating for 144 individuals (100 indoor and 44 patio seats). The interior floor plan is predominately comprised of kitchen and service area, with table, booth, and bar seating in the dining area. This proposed plan will not add any additional interior floor area; however, a 632 square foot dining patio is proposed to be constructed along the building frontage within the existing parking lot.

Given the existing site constraints, there was a challenge to achieve a balance of improvements without detrimentally impacting the economic viability of the property.

Parking: The site currently has a shared parking lot between the three tenant spaces. There are currently 114 parking spaces, including 4 accessible spaces. Due to proposed alterations, 17 parking spaces are proposed to be removed. This would result in 97 parking spaces remaining on site. As provided in the table below, the required number of parking spaces on site is 116.

<u>Land Use</u>	<u>Hours of Operation</u>	<u>Parking Ratio</u>	<u>Square Footage</u>	<u>Required Parking</u>
Retail (FedEx)	8:00AM – 7:00 PM	1 per 200 s.f.	5,900 s.f.	30
Restaurant (Addison Point)	11:00AM – 2:00AM	1 per 100 s.f.	3,990 s.f.	40
Restaurant (Toasted Yolk Café)	7:00AM – 3:00PM	1 per 100 s.f.	4,593 s.f.	46
Total Required Parking Spaces				116

The proposed site plan is deficient 19 spaces, however, given the existing mix of land uses and business hours, staff believes the proposed parking would adequately serve the site. The most intensive parking demand will be created by the restaurant uses, Addison Point and Toasted Yolk Café. The two restaurants have different peak hours as Addison Point primarily serves lunch and dinner, while the Toasted Yolk Café specializes in breakfast items.

In addition to the parking alterations, major improvements have been made to the drive aisles and access. In its current condition, the parking spaces and drive aisles do not meet the minimum requirements and could not support the maneuvers necessary for a fire engine to navigate the site. The proposed parking lot improvements will improve the functionality and safety of the site.

When the Unified Development Code is adopted, it is anticipated that this site configuration will fully comply with the Town's parking requirements. If any change in occupancy occurs at the retail space (FedEx) in the interim, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

Exterior Facades: The façade plans reflect modifications to the primary façade, facing Belt Line Road, with the addition of three bays of floor to ceiling windows and two new entrances for the restaurant and patio. The applicant is also proposing a 632 square foot dining patio along the front façade. The patio is not proposed to be covered by a permanent structure. The applicant is also proposing a solid waste enclosure at the southeast corner of the site. There currently is no solid waste enclosure provided. The existing material palette will remain the same on the exterior of the structure.

Landscaping and Open Space: Since this property was developed in the late 1970s, it is far below the current landscaping requirements. The proposed plan provides more than double the amount of total landscaped area. While this is still well below the 20% required, it is a substantial improvement. The plan also does not meet the twenty-foot street landscape buffer standard but was able to increase the current buffer from 3-feet to 11-feet. All plant material requirements, including interior parking lot landscaping and screening, are met.

There is an existing five-foot sidewalk located immediately at the back of curb along Belt Line Road. Staff worked with the applicant in effort to provide a landscape buffer between the curb and sidewalk, however, this would have significantly reduced the number of parking spaces on site.

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. 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

Staff supports the reinvestment efforts in the existing multitenant building to bring the site closer into compliance with Town regulations. The Toasted Yolk Café will significantly enhance this prominently situated retail center. While the applicant is unable to meet all requirements, this application has significantly improved the existing nonconformities on the 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.
- Upon approval of a Certificate of Occupancy (CO) for Toasted Yolk, SUP Ordinance No. O20-02 (Remington's) shall be repealed.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.



Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Café)

August 16, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 4580 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a Special Use Permit (SUP) to allow the building to be used as a restaurant with the sale of alcoholic beverages for on-premises consumption, subject to the following conditions:

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon approval of a Certificate of Occupancy (CO) for Toasted Yolk, SUP Ordinance No. O20-02 (Remington's) shall be repealed.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

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

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none