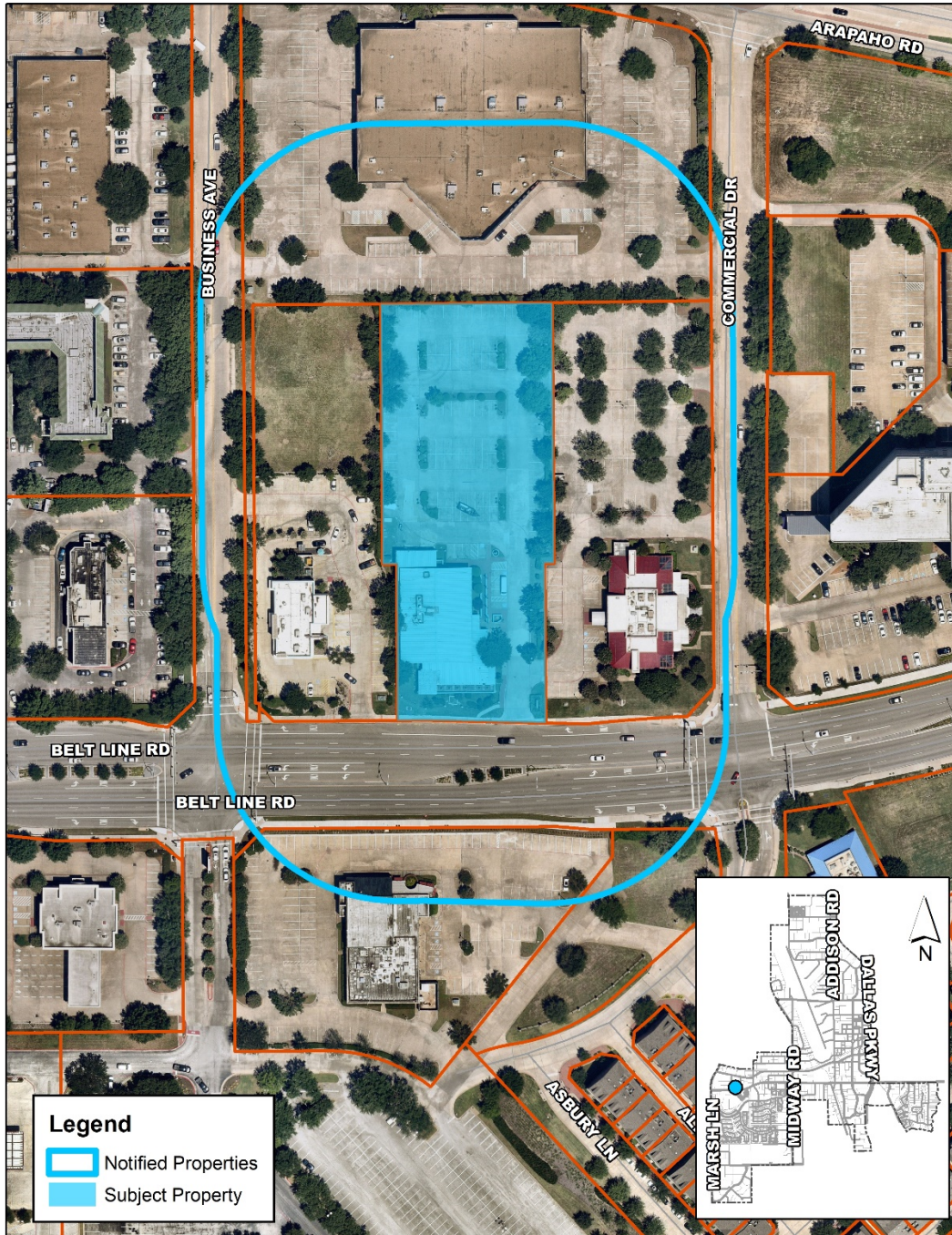


1854-SUP

PUBLIC HEARING Case 1854-SUP/3855 Belt Line Road (La Pasha). 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 3855 Belt Line Road that is currently zoned Planned Development (PD), Ordinance No. 094-037, to allow a Restaurant.

LOCATION MAP





August 16, 2022

STAFF REPORT

RE: 1854-SUP/La Pasha
LOCATION: 3855 Belt Line Road
REQUEST: Approval of a Special Use Permit for a restaurant
APPLICANT: Kenieth LaForest, Heights Venture Architecture & Design

DISCUSSION:

Background: The subject property is located at 3855 Belt Line Road, which is north of Belt Line Road, between Business Avenue and Commercial Drive. The site was developed in the mid-1990's as a 12,552 square foot restaurant. The restaurant included 9,332 square feet indoors and a 3,220 square foot patio at the south end of the building. The subject property is zoned Planned Development (PD), [Ordinance No. 092-037](#), which was later amended by [Ordinance No. 094-066](#) to allow a bowling alley as a permitted use. Adjacent businesses include the Hawaiian Bros Island Grill to the west and Al-Amir to the east.

This location was previously the site for Los Lupes Addison and prior to that was a Joe's Crab Shack. Both restaurants utilized SUP, [Ordinance No. 094-044](#), which permitted a restaurant and the sale of alcohol for on-premises consumption. The applicant, La Pasha Lounge and Grill, is proposing to use the existing site for a restaurant with modifications to expand the patio dining area. The proposed restaurant requires a new SUP due to the proposed building alterations and patio expansion.

[La Pasha Lounge and Grill](#) is a full-service restaurant specializing in Mediterranean cuisine and handcrafted drinks, smoothies, coffees, and teas. Hookah is also proposed to be available. No alcohol is proposed to be served. Indoor and outdoor seating will be provided. The applicant has indicated a complementary play area will be provided to promote a family-friendly experience. La Pasha currently has one location operating in Houston, TX (opened May 2020), the Addison location would be La Pasha's second restaurant. The proposed operating hours for the Addison location will vary by weekday; Monday-Wednesday: 11:00 am – 1:00 am, Thursday and Sunday: 11:00 am – 2:00 am, Friday and Saturday: 11:00 am – 3:00 am.

Proposed Plan: With this request, La Pasha proposes to modify the existing structure to decrease the amount of indoor dining area from 9,332 to 6,987 square feet and increase the covered patio area from 3,220 to 4,940 square feet. This will decrease the overall square footage of the structure from 12,552 to 11,928 square feet. Improvements to the site include façade updates, a new solid waste enclosure, increased landscaping, and parking lot modifications. The proposed restaurant provides seating for 209 individuals (105 indoor and 104 patio seats). The patio space is proposed to include a play area with limited equipment to promote a family-friendly environment. The interior

floor plan is predominately comprised of kitchen, service, and circulation areas, with table, booth, and bar seating in the dining area.

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 132 parking spaces, including 4 accessible spaces. Due to proposed alterations, 3 parking spaces are to be removed. This results in 129 parking spaces remaining on site. Since this business is a freestanding restaurant, the ratio of 1 space per 70 square feet applies. The proposed 11,928 square foot structure would require 171 parking spaces.

When the SUP for a restaurant was approved in 1994, it appears that the parking ratio of 1 space per 70 square feet was applied to the interior dining area only and did not include the patio. The current practice of the Town is to include both indoor and outdoor dining areas within the parking ratio. This resulted in a significant parking shortage for the current proposal. Staff also believes that an additional parking reduction occurred since 1994 to accommodate updated parking standards to the Americans with Disabilities Act (ADA) Standards for Accessible Design. Staff cannot confirm this conclusion as a permit is not required for parking lot striping.

The proposed site plan is deficient 42 spaces of the 171 space requirement, however, given that this site has operated as a restaurant since 1994 and has not had parking difficulties, staff believes the proposed parking would adequately serve the site.

Major improvements are proposed to the drive aisles, access, and parking lot landscaping. In its current condition, the fire lane 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.

Exterior Facades: The façade plans reflect modifications to the building façade, including changes to the color scheme (painted white brick), the replacement of windows, and the expansion and screening of the patio. The applicant is proposing the 4,940 square foot patio along the Belt Line Road frontage. The patio is proposed to be covered partially with a permanent roof and partially with a retractable awning system (white in color) and a new privacy screening fence along the patio edge (constructed of composite decking). Updated guardrails at building access points are proposed to match the patio screening fence. A solid waste enclosure is located at the northwest corner of the building, screening from the public rights-of-way. It will be constructed of brick and composite decking to match the material palette of the restaurant.

Landscaping and Open Space: Since this property was developed in the mid-1990s, it is far below the current landscaping requirements. The proposed plan provides a significant increase in the total amount of landscaped area. While the provided 18.2% does not achieve the 20% required, it is a substantial improvement. The plan also does meet the twenty-foot street landscape buffer standard. Nearly all plant material requirements, including interior parking lot landscaping and screening, are met. The site is deficient twelve trees along the north and west property line due to parking constraints.

There is an existing seven-foot sidewalk located immediately at the back of curb along Belt Line Road. The applicant has proposed add an eight-foot concrete sidewalk and to relocate the sidewalk to provide a 16-foot landscape buffer between the curb and sidewalk. In addition to the sidewalk, the applicant is significantly increasing the landscaping along the Belt Line Road

frontage with five trees and various shrubs and will provide a pedestrian connection to the restaurant patio.

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 to bring the site closer into compliance with Town regulations. La Pasha will be a unique addition to the existing restaurant base along Belt Line Road. While the applicant is unable to meet all requirements, this application has significantly improved the existing nonconformities on the site.

Staff recommends approval of this request with the following conditions:

- Operating hours shall result in venue closure no later than 12 am, Sunday – Wednesday, and 2 am, Thursday – Saturday.
- The use of speakers/sound systems and live music on the patio any time after 10 pm shall be prohibited.
- BYOB services shall be prohibited.
- Upon approval of a Certificate of Occupancy (CO) for La Pasha, SUP Ordinance No. 094-044 shall be repealed.



Case 1854-SUP/3855 Belt Line Road (La Pasha)

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 3855 Belt Line Road, which property is currently zoned Planned Development (PD), Ordinance No. O92-037 and O94-066, by approving a Special Use Permit (SUP) to allow the building to be used as a restaurant, subject to the following conditions:

- Operating hours shall result in venue closure no later than 12 am, Sunday – Wednesday, and 2 am, Thursday – Saturday.
- The use of speakers/sound systems and live music on the patio any time after 10 pm shall be prohibited.
- BYOB services shall be prohibited.
- Upon approval of a Certificate of Occupancy (CO) for La Pasha, SUP Ordinance No. 094-044 shall be repealed.

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

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: Mohammed Jetpuri, 905 Troon Circle, Richardson, TX 75081

Against: none