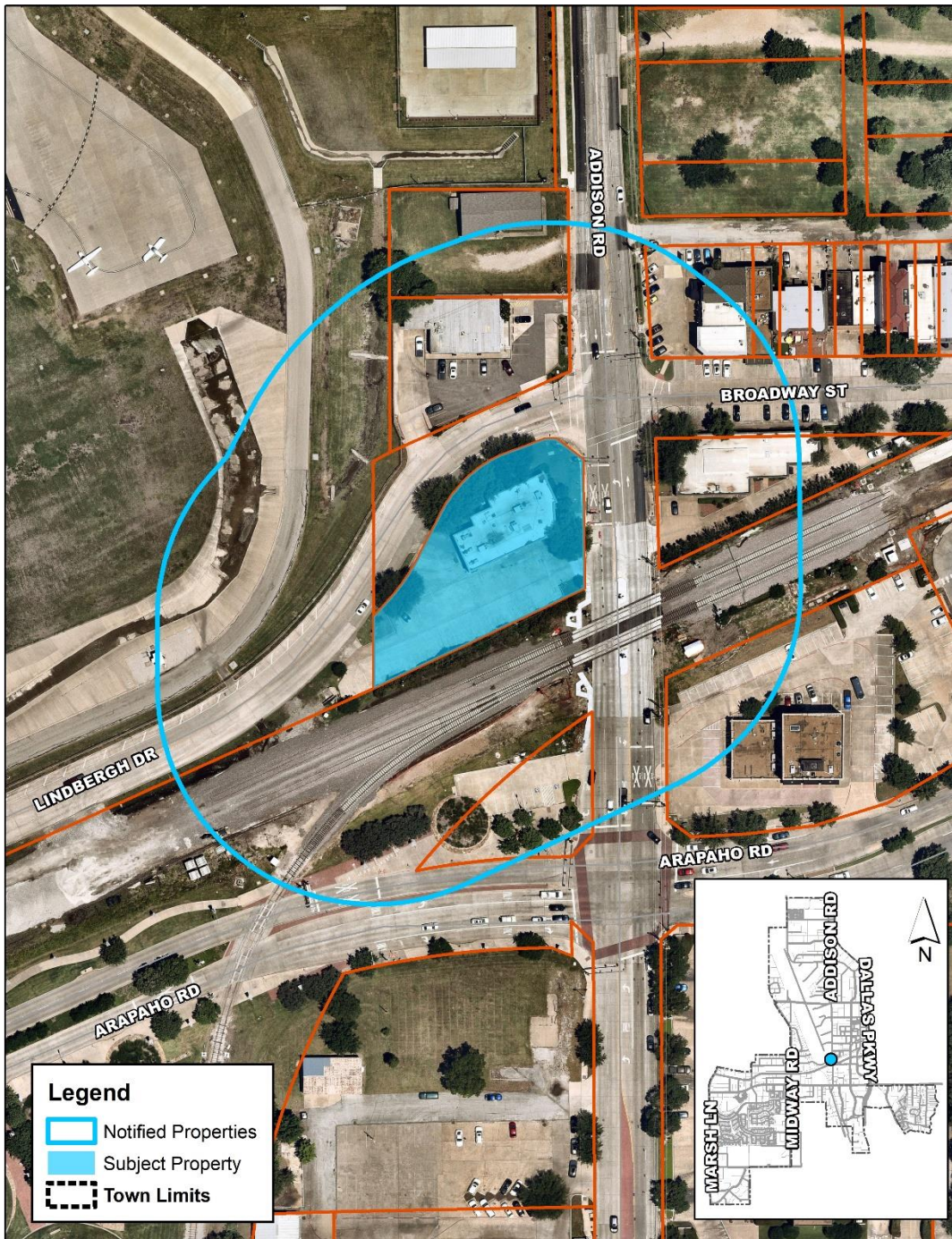


1849-SUP

PUBLIC HEARING Case 1849-SUP/15375 Addison Road (Ambrosia 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 15375 Addison Road, that is currently Zoned Local Retail (LR), to Allow a Restaurant.

LOCATION MAP





September 20, 2022

STAFF REPORT

RE: 1849-SUP/Ambrosia Café
LOCATION: 15375 Addison Road
REQUEST: Approval of a Special Use Permit for a Restaurant
APPLICANT: Hassan Naser

DISCUSSION:

Background: The subject property is located at 15375 Addison Road, which is the at the southwest corner of Addison Road and Lindbergh Drive. The site was developed in 1983 with the existing 4,797 square foot building. The site is zoned Local Retail (LR) with Special Use Permits (SUP) for a restaurant with the sale of alcohol for on-premises consumption. The structure is currently vacant and was formerly occupied by Villa Lounge and Nine45North.

Ambrosia Café is a full-service restaurant specializing in American-Mediterranean cuisine. The proposed menu will include breakfast, lunch, and dinner options. They will also offer specialty coffee, teas, and smoothies. Hookah will be available to patrons. No alcohol is proposed to be served. The proposed operating hours are 6:00 am – 12:00 am, Monday through Thursday, and 6:00 am – 2:00 am, Friday through Sunday.

The proposed restaurant requires an SUP due to the proposed building and site modifications.

Proposed Plan: With this request, Ambrosia Café proposes to occupy the existing 4,797 square foot structure. Improvements to the site include an interior renovation, façade updates, the addition of a solid waste enclosure, increased landscaping, parking lot modifications, and sidewalk improvements. The restaurant provides indoor seating for 88 individuals. The interior floor plan is comprised of dining areas with table seating and various kitchen and service areas. The proposed plan is proposed to expand an existing mezzanine area, to be used as office space and storage, by 785 square feet for a total square footage of 5,582. The interior addition will not increase the existing building footprint or height.

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 two access points; one on Addison Road and one on Lindbergh Drive. There are currently 41 parking spaces, including 1 accessible space. Due to proposed site alterations, 3 parking spaces are proposed to be removed. This would result in 38 parking spaces remaining on site, including 2 accessible spaces. Since this is a freestanding restaurant, the parking ratio of 1 space per 70 square feet applies. The proposed 5,582 square foot structure would require 80 parking spaces.

The proposed site plan is deficient 42 spaces, however, per Ordinance No. 091-036, it was approved for a restaurant with alcohol sales with 49 parking spaces in 1991. Based upon aerial imagery, the parking lot was restriped in 2015 and 8 parking spaces were removed, resulting in 41 spaces remaining on site. Parking lot restriping does not require a permit in Addison.

Please see the Supplementary Staff Analysis memo for additional parking analysis.

Exterior Facades: The façade plans reflect modifications to the north, south and east building facades with the replacement and addition of various doors and windows. The applicant is also proposing a solid waste enclosure, constructed of wood plank fencing materials, at the northwest corner of the building. There currently is no solid waste enclosure on site.

Landscaping and Open Space: For the existing condition, the subject property met the 20% landscaped area requirement, however, it did not meet many of the requirements for landscape materials. The proposed plan exceeds the landscaped area requirement by providing 30% or 8,105 square feet of landscaped area. The plan also proposes the addition of landscape islands within the parking lot, trees, and shrubs to meet the minimum street landscape buffer and interior parking lot landscaping and screening.

There is an existing five-foot sidewalk located immediately at the back of curb along Addison Road. Staff worked with the applicant to relocate the sidewalk in an effort to provide a landscape buffer between the curb and sidewalk. The site was able to accommodate a six-foot sidewalk with a five-foot landscape buffer along the Addison Road frontage, north of the access drive. To accommodate the existing pedestrian crossing for the DART Line, the sidewalk south of the Addison Road access drive will remain.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Staff supports reinvestment efforts to bring the site closer into compliance with Town regulations. The Ambrosia Café will enhance the appearance of the existing building and site. 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, subject to the following conditions:

- Upon issuance of a CO for this restaurant, SUP Ordinance Nos. 083-025, 091-036, and 091-062 permitting a restaurant with the sale of alcohol for on-premises consumption shall be repealed.
- Operating hours that result in venue closure at 12:00 am, Sunday – Thursday, and 2:00 am, Friday – Saturday.
- Prohibition on the use of BYOB services.

Please see the agenda cover memo for updated approval conditions.



Case 1849-SUP/15375 Addison Road (Ambrosia Café)

September 20, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 20, 2022, voted to recommend denial of an ordinance changing the zoning on property located at 15375 Addison Road, which property is currently zoned Local Retail (LR) with Special Use Permits (SUP), Ordinance Nos. 083-025, 091-036, and 091-062. The request included a SUP to allow the building to be used as a restaurant.

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

Voting Nay: Souers

Absent: Fansler

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: Bruce Arfsten, 17085 Windward Lane

Against: none

In accordance with Article XXIX (Changes and Amendments), Appendix A (Zoning) of the Addison Code of Ordinances, the applicant has submitted a written request for public hearing for City Council consideration of their appeal of the Planning & Zoning Commission's denial of the application. A favorable vote of three-fourths of the City Council is required to approve this request due to the action by the Planning and Zoning Commission to recommend denial of the application.