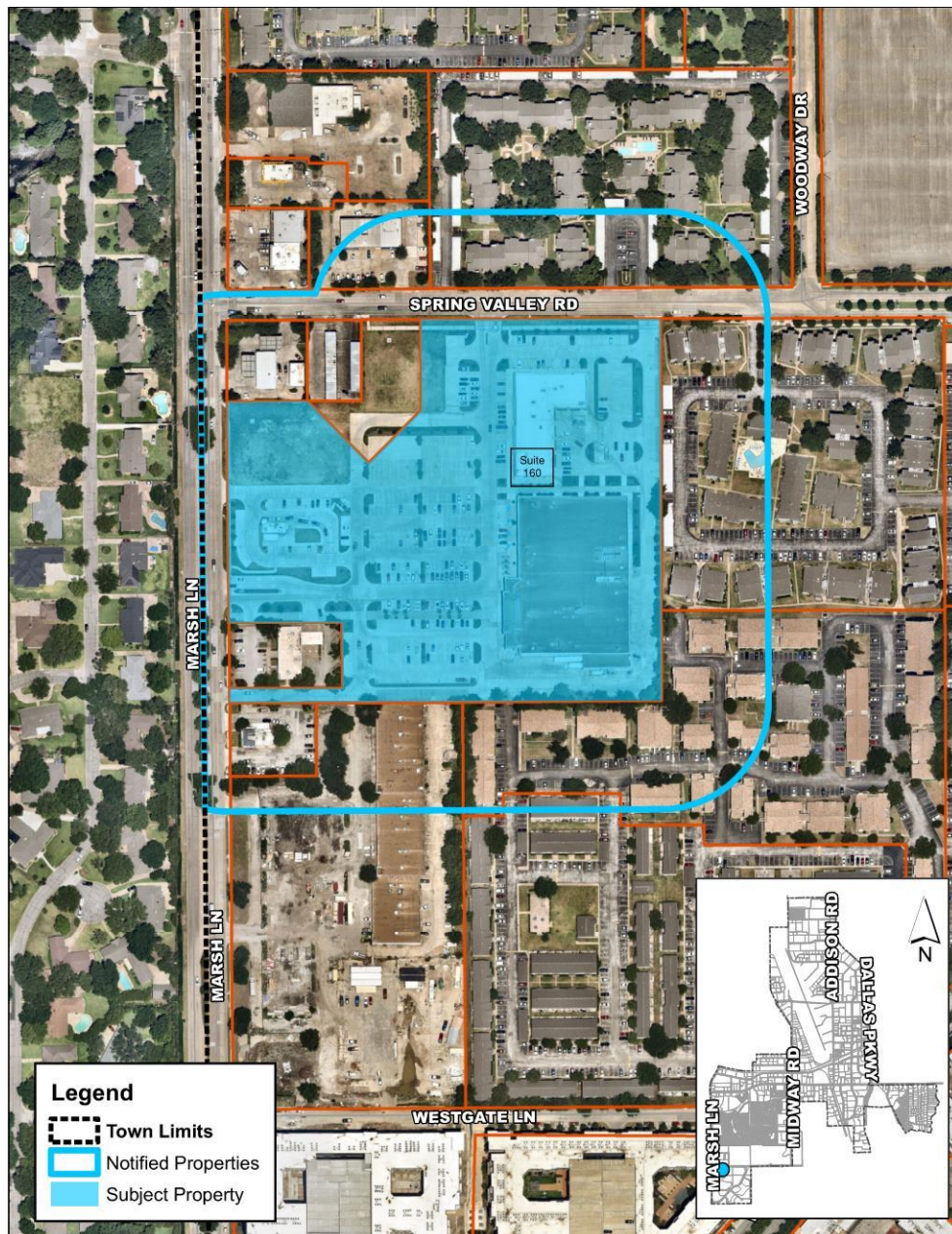


1858-SUP

PUBLIC HEARING Case 1858-SUP/14380 Marsh Lane, Suite 160 (Buttermilk Biscuits Brunch House). 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 14380 Marsh Lane, Suite 160 that is currently zoned Planned Development (PD) through Ordinance No. 007-034, as amended by Ordinance Nos. 013-026, 016-017, 016-018, and 019-06, to Allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

LOCATION MAP





September 20, 2022

STAFF REPORT

RE: 1858-SUP/Buttermilk Biscuits Brunch House

LOCATION: 14380 Marsh Lane, Suite 160

REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption.

APPLICANT: Jay Woo, JNF Associates

DISCUSSION:

Background: The subject property is located within the Brookhaven Village Shopping Center, Block 211, at 14380 Marsh Lane, Building B, Suite 160. Brookhaven Village is part of the Vitruvian Park Development and is included within Block 211 in the Vitruvian Park's Planned Development District Concept Plan, through Ordinance No. 007-034, as previously amended by Ordinance Nos. 013-026, O16-017, O16-018, and O19-06.

Building B is a 17,500 square foot multitenant structure with seven suites. There are currently four businesses operating within Building B: Isla Veterinary Boutique Hospital, Athletico Physical Therapy, Champions Nail Spa, and Premier Martial Arts, and three vacant suites. There are currently two businesses pending approval of SUPs, including this application, to occupy two additional suites.

Buttermilk Biscuits Brunch House is a casual, sit-down restaurant serving breakfast and lunch. Indoor and outdoor seating will be available. The restaurant will also offer alcohol sales for on-premises consumption. The operator currently has two other restaurants in DFW, which operate under the name Berries & Batter Café. The first location opened in Highland Village in November 2020 and the second location opened in Frisco in May 2022. The proposed operating hours for the Addison location are 7:00 am – 2:30 pm, seven days a week.

The PD Ordinance allows restaurants and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP within Block 211. The proposed use complies with the ordinance.

Proposed Plan: With this request, Buttermilk Biscuits Brunch House proposes to occupy the existing 3,373 square foot tenant space at the southernmost end of Building B. The applicant proposes an interior finish-out of the suite. The proposed restaurant will provide seating for 166 individuals (122 indoor seats and 44 patio seats). The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating in the dining area. Significant site improvements occurred with the redevelopment of Brookhaven Village that concluded in

approximately 2019. Staff will confirm compliance with the approved site plan and landscape plans during the inspection process and through routine code enforcement efforts.

Parking: Parking ratios were established within the PD Ordinance. Retail uses require 1 space for each 250 square feet and restaurants require 1 space for each 100 square feet of gross floor area. Building B is 17,500 square feet and allows 50% of the floor area to be used as retail and 50% to be used for restaurant. The total parking requirement for Building B is 123 parking spaces and 136 spaces were provided on site. Based upon the current uses, there are two pending SUPs for restaurants that include 5,335 square feet, which is still well below the allowed 50%. The remaining uses are retail and personal services.

The existing parking meets the PD Ordinance and will provide adequate parking for the existing and proposed businesses.

Exterior Facades: The exterior facades were constructed as approved within the PD Ordinance. The applicant is not proposing any modifications to the existing building facades. A sign advertising the business is proposed on the primary façade fronting Marsh Lane. A sign permit is required.

Landscaping and Open Space: All landscape requirements were satisfied during previous reinvestment activities, and this building and tenant space area remains in compliance.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Buttermilk Biscuits Brunch House is an emerging restaurant concept, operating two successful locations within DFW. The restaurant will fill a currently vacant suite within the retail center and will provide a needed social amenity for the Vitruvian Park neighborhood.

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

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



Case 1858-SUP/14380 Marsh Lane, Suite 160 (Buttermilk Biscuits Brunch House)

September 20, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 20, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 14380 Marsh Lane, Suite 160, which property is currently zoned Planned Development (PD), Ordinance No. 007-034, as amended by Ordinance Nos. 013-026, 016-017, 016-018, and 019-06, 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 condition:

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

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

Voting Nay: none

Absent: Fansler

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none