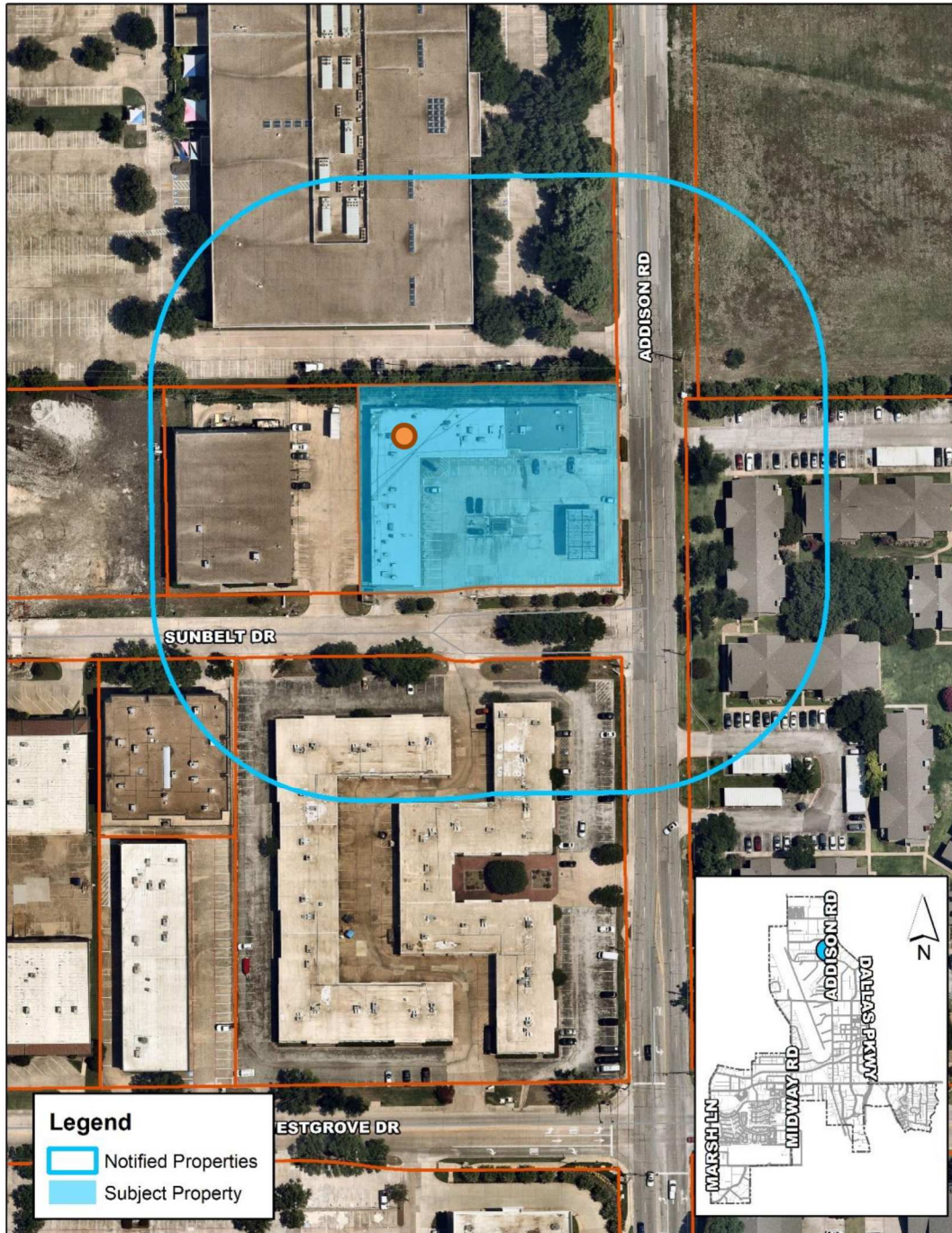


1882-SUP

PUBLIC HEARING Case 1882-SUP/16601 Addison Road, Suite 106 (Soulful Street Bites). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 16601 Addison Road, Suite 106, that is currently zoned Planned Development (PD), through Ordinance No. O83-043, to allow a restaurant with the sale of alcoholic beverages for on-premises consumption.

LOCATION MAP





July 18, 2023

STAFF REPORT

RE: 1882-SUP/16601 Addison Road, Suite 106 (Soulful Street Bites)

LOCATION: 16601 Addison Road, Suite 106

REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 03/28/2023)

APPLICANT: Elizabeth Smith

DISCUSSION:

Background: The subject property is located at 16601 Addison Road. The proposed dine in restaurant would occupy Suite 106 within the existing multi-tenant building. The site is zoned Planned Development (PD), Ordinance No. O83-043, as amended by Ordinance No. O11-012.

Soulful Streets Bites is a full-service restaurant specializing in New Orleans-inspired soul food. The restaurant operators, Michael and Elizabeth Smith, began as a food truck, expanded to an 800 square foot storefront at 16601 Addison Road, Suite 110 for catering and takeout only, and has expanded further to 2,445 square feet within Suite 106. Currently Soulful Street Bites offers catering and takeout only service within Suite 106. With this SUP request, they are proposing to offer dine in service with alcohol sales for on-premises consumption.

The operating hours are Tuesday through Thursday 11:00 AM – 7:00 PM, Friday and Saturday 12:00 PM – 9:00 PM, and Sunday 12:00 PM – 5:00 PM. The restaurant proposed to include interior seating, including approximately 41 seats.

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

Proposed Plan: With this request, Soulful Street Bites would utilize their 2,445 square foot suite for a dine in restaurant with the sale of alcohol for on-premises consumption. There are no proposed modifications to the site or exterior of the building. Minor interior improvements are proposed to expand the dining room area to include 1,100 square feet to provide 41 seats for patrons. The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating in the dining areas.

Parking: The existing parking lot is shared between the eleven tenant spaces on site which are currently occupied with a mixture of retail, office, and takeout food service. Based upon the

current uses and the proposed dine in restaurant, 73 parking spaces are required. The site meets this requirement by providing 73 spaces. With this request, staff is requesting that the existing fire lane be brought into compliance to establish the appropriate turning radius for a fire apparatus to navigate the site. This would result in the loss of two parking spaces, resulting in 71 spaces provided on site.

The site currently does not comply with the required number of handicap accessible parking spaces. Staff is requesting that one additional accessible space be added on site to bring this site into compliance with a total of three spaces.

Exterior Facades: This request does not include modifications to the exterior of the building.

Landscaping and Open Space: The request does not include modifications to the landscaping or open space. The site currently provides approximately 5% open space, which was approved with PD, Ordinance No. O11-012. The opportunity for additional landscaping and open space is severely constrained by the existing conditions and modifications are likely to disrupt existing emergency access or required parking.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Soulful Street Bites has operated at the subject property since Summer 2022. During that time, they have quickly amassed a loyal following seeking out their southern cuisine and warranting the need to expand. The restaurant intends to continue their catering and take out operations as a large share of the business operations and floor plan, however, adding the dine in component will offer diversity to the shopping center and create new opportunities for a local business.

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.
- Prior to issuance of a Certificate of Occupancy for this restaurant, the existing fire lane on site shall be brought into compliance, establishing the appropriate turning radii for a fire apparatus.
- Prior to issuance of a Certificate of Occupancy for this restaurant, the site shall provide one additional handicap accessible parking space on site, for a total of three accessible spaces.



Case 1882-SUP/16601 Addison Road, Suite 106 (Soulful Street Bites)

July 18, 2023

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on July 18, 2023, voted to recommend approval of the request for a Special Use Permit (SUP) to allow a restaurant with the sale of alcoholic beverages for on-premises consumption on property located at 16601 Addison Road, Suite 106, that is currently zoned Planned Development, though Ordinance Nos. O83-043 and O11-012, with the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Prior to issuance of a Certificate of Occupancy for this restaurant, the existing fire lane on site shall be brought into compliance, establishing the appropriate turning radii for a fire apparatus.
- Prior to issuance of a Certificate of Occupancy for this restaurant, the site shall provide one additional handicap accessible parking space on site, for a total of three accessible spaces.

Voting Aye: Catalani, Chavez, DeFrancisco, Fansler, Meleky

Voting Nay: none

Absent: Branson, Faircloth