

STAFF REPORT

Case Number: 13-SU-06
Request: Specific Use Permit
Address: 13608 Midway Road
Lot Size: 1.61 Acres
Petitioner: BH Properties

Existing Conditions:

The subject property is the westernmost end-cap suites (Suites 110 and 180) of the existing office building located on the northeast corner of Midway Road and Alpha Road. The site is currently occupied by a one-story commercial/office building which is approximately 18,000 square feet. There are no current occupants in the entire building. The site is located within the Light Industrial (LI) zoning district, which requires a Specific Use Permit (SUP) for restaurant uses. Light Industrial zoning allows a wide range of complimentary commercial, light industrial, retail trade and office uses.

To the north of the site is similar office and commercial buildings. To the south of the site are additional retail and commercial uses. To the west of the site are office, retail and restaurant uses.

Site Design:

The applicant is seeking a SUP for two proposed restaurants located at 13608 Midway Road. The total restaurant space is approximately 4,500 square feet in area. The space will be divided between two different suites and restaurants; the northern portion (Suite 180) will be 2,160 square feet and the southern portion (Suite 110) will be 2,220 square feet.

The applicant anticipates that Suite 110 will operate as a Capriotti's Sandwich Shop, which primarily serves and sells sandwiches. The operating hours are Monday – Saturday, 9:30 am – 7:00 pm and Sunday 9:30 am – 5:00 pm. The floor plan indicates the restaurant area will have 78 seats indoors and approximately 75 seats outdoors. **(See Floor Plan.)**

The applicant proposes to add an outdoor patio dining area, along the western end of the building, closest to Midway Road. The proposed dining area would serve both of the restaurants and is approximately 1,800 square feet in area and is elevated 30". The patio will have a stamped concrete floor, with stone columns and a steel railing. The columns will be 4'-2" in height with architectural lamp posts attached to the top of the columns. Additionally the applicant is expanding the western façade height of the building by 7' and adding stone/stucco to the front of the perimeter wall. **(See A0, A1 and A2 Elevations).**

There are currently 87 standard parking spaces and 2 handicapped parking spaces located on property. The parking site plan shows the location of the parking spaces in relationship to the building. The parking regulations for the city dictate that all restaurants will provide 1 parking

space per 3 seats, a ratio of 1:3. In other words, the applicant shall provide a minimum of 77 parking spaces. Two additional handicapped parking spaces are being created on the south side of the building, and are part of the required 77 parking spaces. The existing 87 parking spaces satisfy this requirement. The applicant, BH Properties, owns 10 additional buildings to the east and north of the site, and approximately 750 existing parking spaces are available for shared parking throughout the area. **(See Parking Site Plan and Overall Parking Area Exhibit.)**

The landscape plan indicates the applicant intends to add a 3' mulched planting bed along the perimeter of the proposed patio. Muhlygrass or Rosemary (3 gallon minimum) planted 3' on center and 5 Crepe Myrtle Trees (8' in height) will be interspersed throughout the planting bed. **(See Landscape Plan.)**

Comprehensive Plan:

The 1989 Farmers Branch Comprehensive Plan recommends General Commercial land uses for this area. This request is compatible with the Comprehensive Plan.

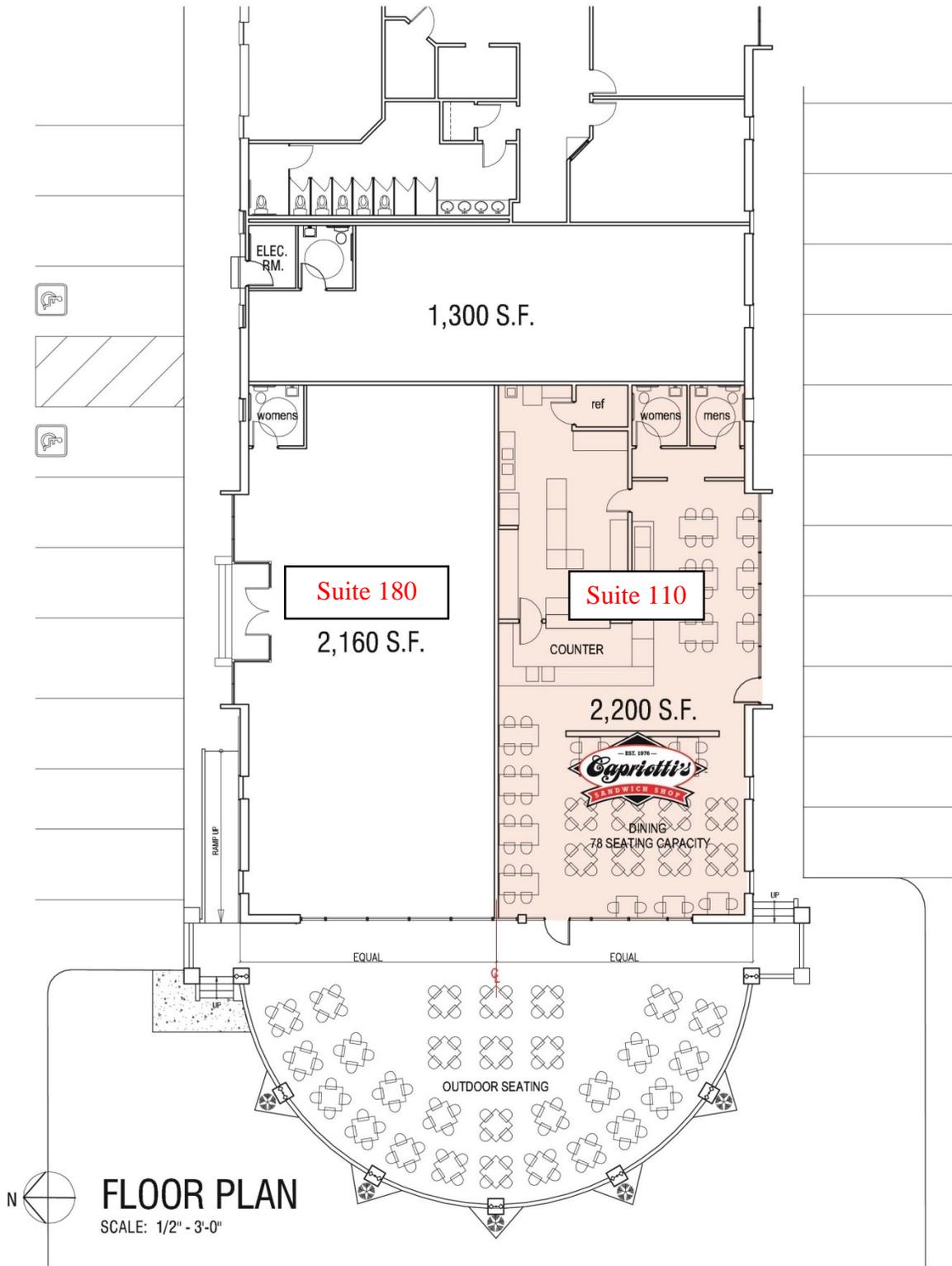
Thoroughfare Plan:

The property is bordered by Alpha Road to the south and Midway Road to the west. Midway Road is an eight-lane divided arterial. Alpha Road is a four-lane undivided roadway. No expansion or improvements are planned or budgeted for either of these roadways by the city at this time.

Public Response:

Six notification letters were mailed to the surrounding property owners on October 2, 2013. Two zoning notification sign was placed on the site. As of October 28th, 2013 no written opposition to this SUP request has been received by the city.

FLOOR PLAN



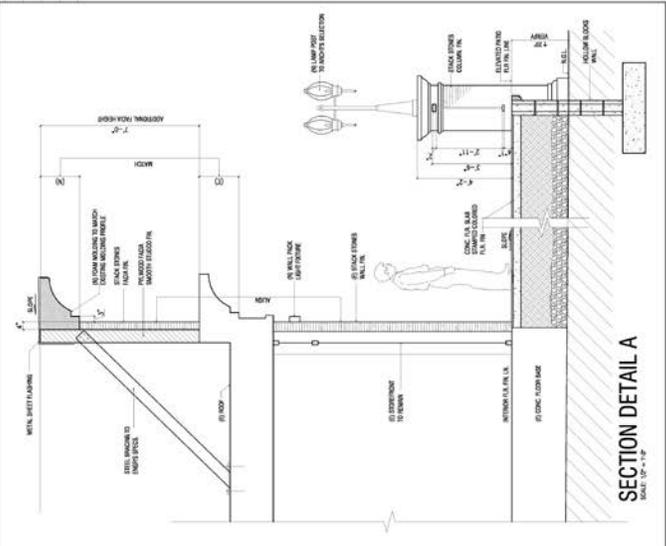
N
FLOOR PLAN
SCALE: 1/2" - 3'-0"

A-0 ELEVATION RENDERING

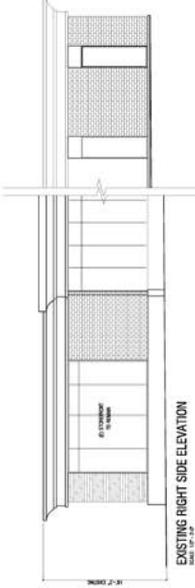


A-2 ELEVATIONS

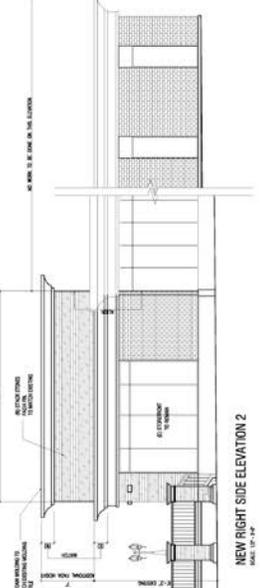
<p>REVISIONS: BY:</p>	 <p>11111 SANTA MONICA BLVD #900 LOS ANGELES, CA 90025 (310)202-6688</p>	<p>PROJECT NAME AND ADDRESS FACADE REMODELING AND ADDITIONAL ELEVATED PATIO 1 3608 MIDWAY ROAD Dallas, TX 75244</p>	<p>SHEET TITLE ELEVATIONS SECTION DETAILS</p>
<p>OWNER:</p>		<p>PLAN NO.:</p>	
<p>SCALE: 1/4" = 1'-0"</p>		<p>DRAWN BY:</p>	
<p>DATE: 02/06/13</p>		<p>SHEET: A-2</p>	



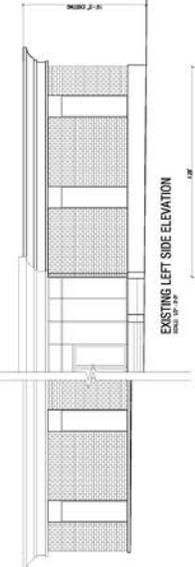
SECTION DETAIL A
SCALE: 1/4" = 1'-0"



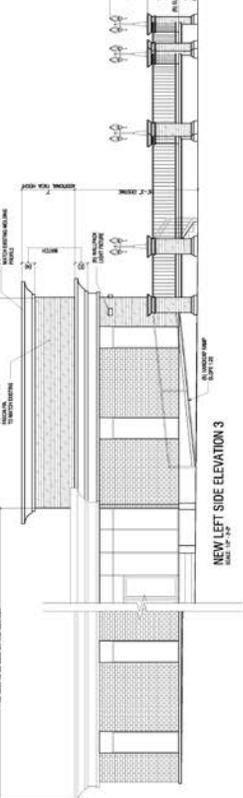
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NEW RIGHT SIDE ELEVATION 2
SCALE: 1/4" = 1'-0"

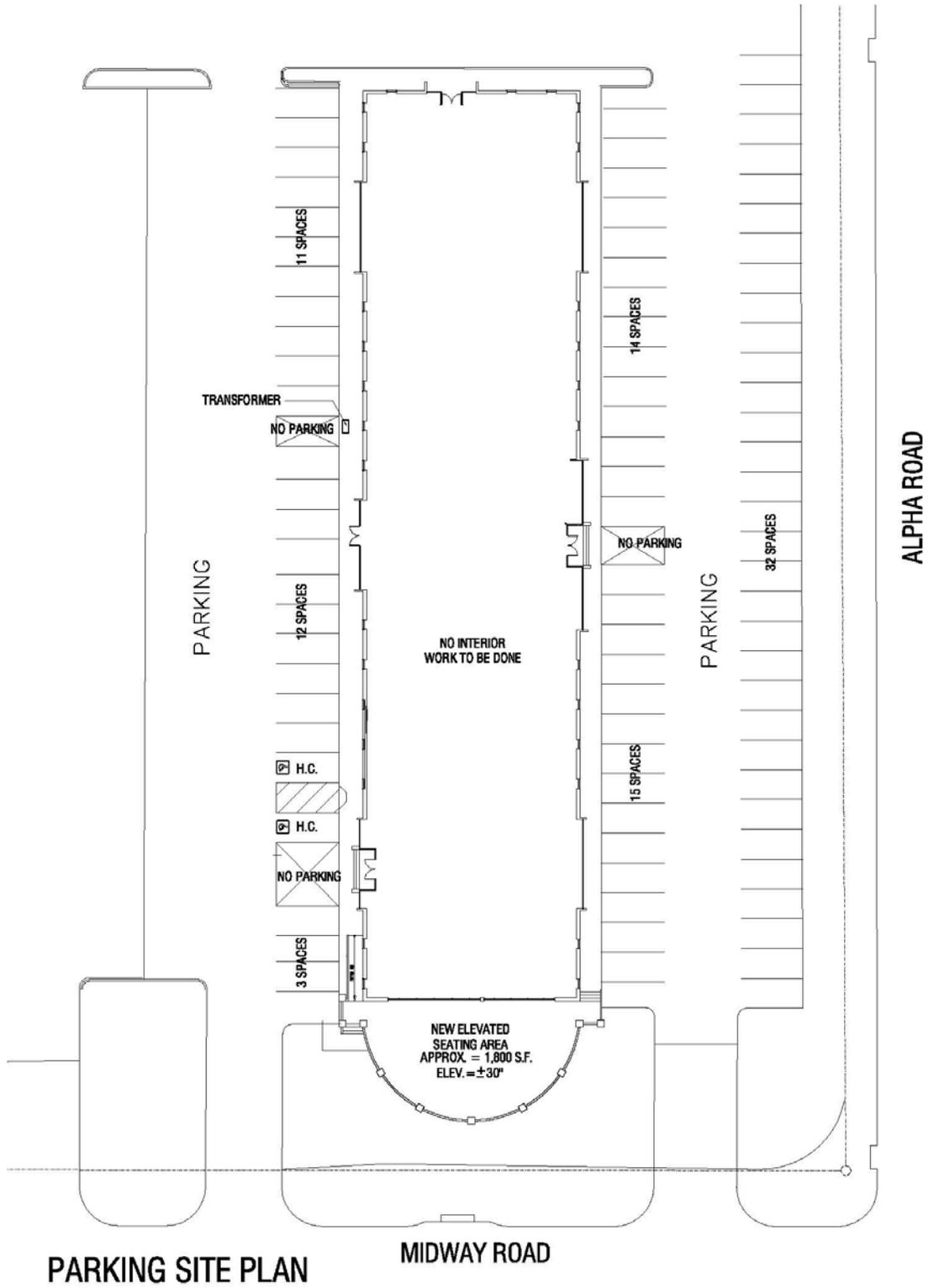


EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NEW LEFT SIDE ELEVATION 3
SCALE: 1/4" = 1'-0"

PARKING SITE PLAN



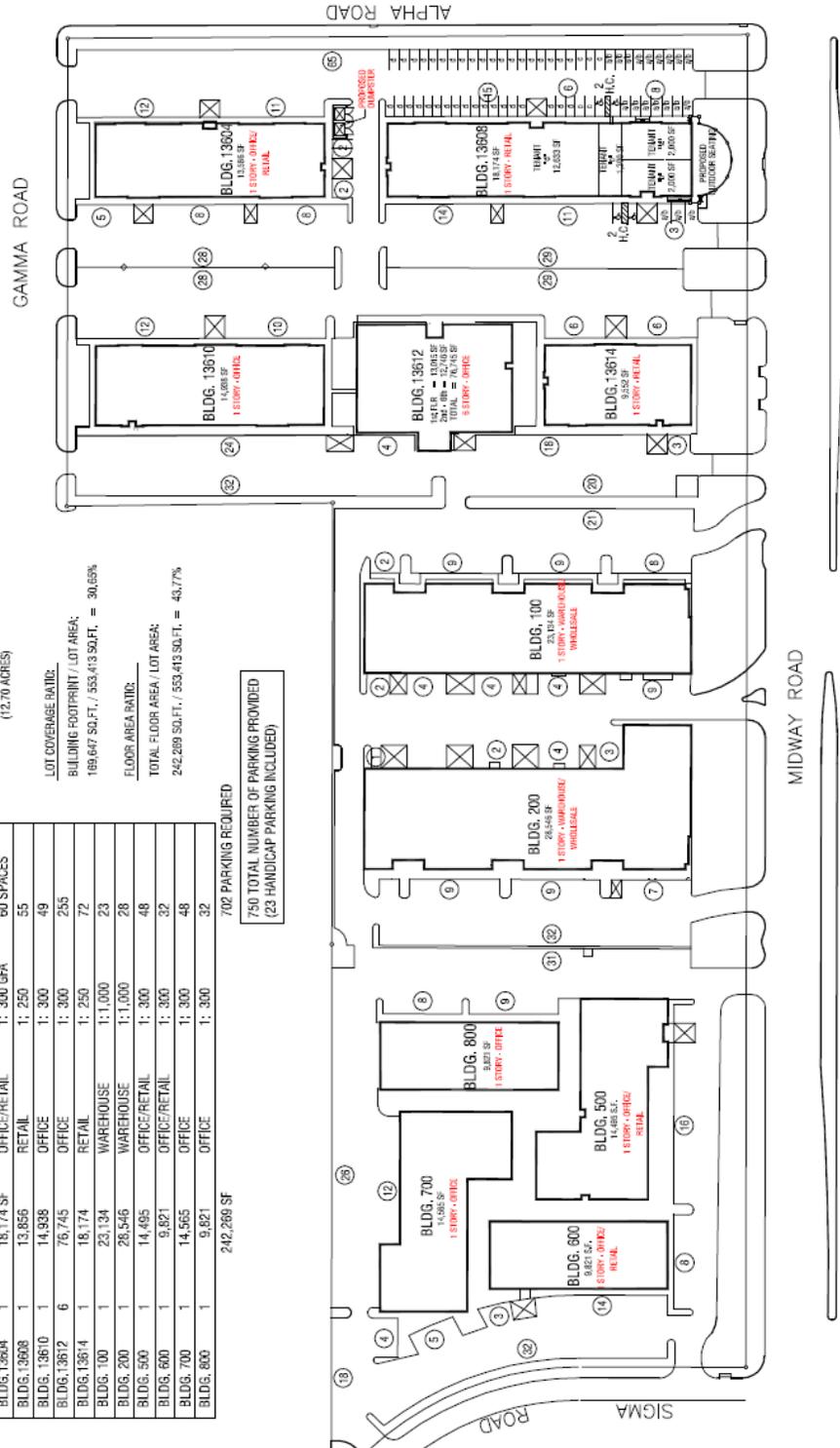
OVERALL PARKING AREA EXHIBIT

BLDG #	NO. OF STORY	TOTAL GFA	BUILDING OCCUPANCY	PARKING RATIO REQUIRED	NO. OF PARKING REQUIRED
BLDG. 13604	1	18,174 SF	OFFICE/RETAIL	1: 300 GFA	60 SPACES
BLDG. 13608	1	13,856	RETAIL	1: 250	55
BLDG. 13610	1	14,938	OFFICE	1: 300	49
BLDG. 13612	6	76,745	OFFICE	1: 300	255
BLDG. 13614	1	18,174	RETAIL	1: 250	72
BLDG. 100	1	23,134	WAREHOUSE	1: 1,000	23
BLDG. 200	1	28,546	WAREHOUSE	1: 1,000	28
BLDG. 500	1	14,495	OFFICE/RETAIL	1: 300	48
BLDG. 600	1	9,821	OFFICE/RETAIL	1: 300	32
BLDG. 700	1	14,565	OFFICE	1: 300	48
BLDG. 800	1	9,821	OFFICE	1: 300	32
242,269 SF					702

LOT AREA: 553,413 SQ.FT.
(12.70 ACRES)

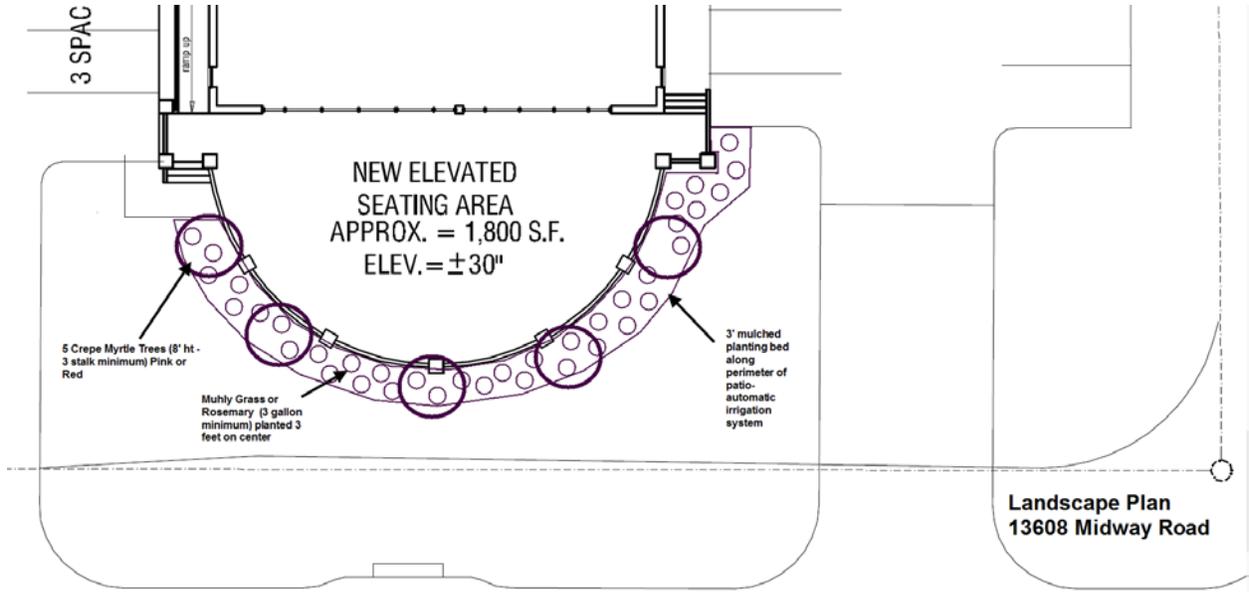
LOT COVERAGE RATIO:
BUILDING FOOTPRINT / LOT AREA:
189,647 SQ.FT. / 553,413 SQ.FT. = 30.65%
FLOOR AREA RATIO:
TOTAL FLOOR AREA / LOT AREA:
242,269 SQ.FT. / 553,413 SQ.FT. = 43.77%

702 TOTAL NUMBER OF PARKING PROVIDED
(23 HANDICAP PARKING INCLUDED)



PARKING SITE PLAN

LANDSCAPE PLAN



SITE PHOTOGRAPHS



SITE PHOTOGRAPHS

