



INFORMATION MEMORANDUM

TO: Mayor and City Council
FROM: Charles Cox
City Manager
DATE: December 5, 2016
SUBJECT: Proposed Ordinance No. 3404 to approve a Specific Use Permit for a qualified restaurant located at 1801 Royal Lane

Existing Conditions:

The subject property is located in the Westwood Business Park, which is situated east of Luna Road and north of Royal Lane (See Location Map). Westwood Business Park encompasses thirteen, existing buildings. Each building provides office, commercial or warehouse space. The suites range in size from 1,400 to 17,000 square feet. All of the buildings are one-story masonry structures. The proposed restaurant would be located in Building 7, closest to Luna Road (See Site Plan). Building 7 includes approximately 10,080 square feet. This business park was developed in 1981.

The property is located within the Planned Development No. 22 (PD-22) zoning district. This zoning district allows for a variety of commercial and light industrial land uses. The site is bounded on the south and east by the Westwood Business Park. To the north is the Crown Plaza office building. To the west of the site is the Waters Edge multifamily development.

Proposal/Site Design:

The applicant, Luna Taps, is proposing a new restaurant to serve the large multi-family residential population found in the area. The applicant is also requesting permission to sell alcohol to its customers with their meals. The restaurant would be a “neighborhood bar and grill” concept and would provide a variety of food and drinks.

The proposed restaurant would occupy approximately 2,882 square feet (see Floor Plan). The restaurant would include a kitchen and bar area, as well as indoor and outdoor seating areas. The proposed bar space is approximately 493 square feet, which is 17% of the gross floor space. The

indoor seating arrangement includes approximately 78 seats. The restaurant has also proposed a “To-Go” area and entry at the eastern façade. The main entry for the restaurant is on the western corner of the building.

The applicant also is proposing to add two outdoor patio dining areas, along the southern and western portions of the building (see Site Plan). The proposed, southern outdoor patio area would be approximately 440 square feet with a concrete floor. This dining area would allow for 36 additional seats. The patio area will be enclosed with a 3’ tall metal fence and gate. The patio will not be covered but will be partially shaded by an existing tree. In order to create this outdoor patio area, the applicant is proposing to remove three existing parking spaces.

The proposed, western outdoor patio area would be approximately 364 square feet with a concrete floor and a covered “sunbrella” material roof. This dining area would allow for 18 additional seats. The patio area will be enclosed with a 3’ tall metal fence and gate. The total indoor and outdoor seating for the proposed restaurant is approximately 132 seats.

The applicant has proposed the creation of a new 4’ sidewalk. The sidewalk will act as a connection from Luna Road to help create better pedestrian access to the restaurant from the street (see Site Plan.)

Parking:

There are approximately 624 parking spaces which serve the total, existing Westwood Business Park. The city requires a 1:3 seats, parking ratio for restaurants. Therefore, the Luna Taps restaurant is required to provide 44 parking spaces. There are approximately 54 total parking spaces in direct proximity to the restaurant that can be utilized by its patrons (see Site Plan). Dues to the business hours of the restaurant, staff feels there is adequate parking to serve the restaurant use as well as the commercial and office uses located in the business park.

Landscaping:

The applicant plans to install additional landscaping in the parking island along the south end of the building. The landscaping is a combination of shrubs, rocks and native grasses (see Site Plan).

Signs:

Signs proposed for the restaurant consist of three wall signs; one on the west elevation approximately 114 square feet and two on the south elevation approximately 26 and 47 square feet (see Exterior Elevations). The proposed exterior signage complies with the City’s sign ordinance. Per the City’s requirements, the restaurant will not be allowed to advertise on any signage that they sell alcoholic beverages.

Operation:

The restaurant’s hours of operation are Monday through Sunday 11:00 am to midnight.

The applicant has submitted an Alcohol Awareness Program, which establishes a comprehensive alcohol policy for the restaurant. They agree to abide by the City's requirements for alcohol sales, as well as the Texas Alcoholic Beverage Commission. (See Alcohol Awareness Plan).

Under Ordinance 2768 the following requirements must be met in order for a restaurant to serve alcoholic beverages:

- (a) the bar/holding area does not exceed 20% of a restaurant;
- (b) at least 60% of the total gross sales must be attributable to food and non-alcoholic beverage sales;
- (c) there are no exterior signs or signs visible from the restaurant's exterior advertising the sale of alcoholic beverages;
- (d) there is no drive-in curbside service; and
- (e) an alcohol awareness program is submitted with the application.

The applicant has met all of these above requirements.

Comprehensive Plan:

The West Side Plan identified the recommended use of the subject property and surrounding area as Light Industrial and Office. The Plan states the restaurant is located within the Industrial Districts regional centers which is desirable for retail and restaurant business. Also given the concentration of multi-family developments in this area, restaurant use is desirable.

Public Response:

Nine public notification letters were mailed on November 1, 2016. Two zoning notification signs were also posted on the site that same day. As of December 5, 2016 no letters of opposition to this Specific Use Permit request have been received by the City.

Possible Council Action:

1. I move to adopt Ordinance No. 3404.
2. I move to adopt Ordinance No. 3404 with the following modification(s)...
3. I move to table the item or take no action.