

STAFF REPORT

Case No.: 21-SU-01

Request: Conduct a public hearing and consider the request Specific Use Permit amendment to extend hours of operation for on-premise sale/consumption of alcoholic beverages, within a qualifying restaurant or facility for an approximate 6.85-acre property located at 14221 Dallas Parkway; and take appropriate action.

Applicant: Reagan Ozaeta

Planning & Zoning Commission Meeting: October 25, 2021

Background:

The multi-story office complex and associated parking garage known as International Plaza, is located at the northwest corner of Dallas Parkway and International Parkway. During February of 2020, University Food Services Inc., on behalf of the property owners, applied and received approval for a Specific Use Permit (Ordinance No. 3627) to allow on-premise consumption of alcoholic beverages within the existing restaurant/cafeteria on level one of the office building located parallel to Dallas Parkway. The SUP ordinance has an Alcohol Awareness Program attached, as required by the Comprehensive Zoning Ordinance (CZO). The alcohol awareness program had outlined the hours of operation for alcohol sales to be 11:00 a.m. to 6:00 p.m. during regular business hours. However, the current applicant, Reagan Ozaeta, on behalf of the property owners, has requested for an SUP amendment, to extend the hours of operation at location. The extended hours of operation will be from 10:00 a.m. to 8:00 p.m. The detailed site plan for this office complex was approved in 2000.

The subject property is located in Planned Development District No. 53 (PD-53), which allows for on-premise consumption of alcoholic beverages within a qualifying restaurant subject to approval of an SUP.

Subject Property:

Site acreage: 6.85 acres

Location: 14221 Dallas Parkway

Proposed Development:

The office building at 14221 Dallas Parkway has a cafeteria/restaurant on level one, primarily serving employees of International Plaza. The restaurant is 2,012 square feet in area and includes a coffee bar where beer and wine will be served. Three restaurant employees work on site. City Council approved the SUP (Ordinance No. 3627) in February 18, 2020 to allow on-premise consumption/sale of alcoholic beverages within qualifying restaurant for this property. Operating

hours of the restaurant was 11:00 a.m. to 6:00 p.m. as included in their proposed plan of operations form. However, the current application for the SUP amendment proposes to extend the hours of operation from 10:00 a.m. to 8:00 p.m. on regular business hours. This requires amendment of the existing SUP ordinance as the original hours of operation were included in the Ordinance No. 3627.

The Planned Development No. 53 (PD-53) zoning district requires approval of an SUP to allow on-premise consumption of alcoholic beverages within a qualifying restaurant. Additionally, the CZO requires restaurants to meet special performance standards related to alcoholic beverage sales for on-premise consumption. This includes limiting alcoholic beverage sales by requiring the minimum sale of food and non-alcoholic beverages be at least 50% of the restaurant’s quarterly gross sales at the location, and requiring the applicant to provide an alcohol awareness program that outlines the restaurant’s operations as it relates to alcohol sales.

The applicant has provided an alcohol awareness program which states that this establishment and personnel will meet and obtain the necessary permits for all local, state and federal agencies required for the sale of alcohol. Additionally, it states that the gross sales of food at this restaurant will be at least 50% of the total gross sales for each quarterly reporting period, and alcohol sales will be limited to on-site consumption. A copy of the alcohol awareness program is provided as an attachment to this report.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	N/A	Town of Addison
South	Planned Development District No. 53 (PD-53)	Office and structured parking
East	N/A	City of Dallas (across Dallas North Tollway)
West	Planned Development District No. 27 (PD-27/LI)	Overhead electric transmission lines

Access:

The existing site is accessible from Dallas Parkway and International Parkway through two driveways.

Parking:

There are two existing parking structures within International Plaza. The structured parking is shared by all three office buildings within the development and will continue to be shared. Therefore, the following parking ratio takes into consideration the total floor area for all three existing office buildings and the restaurant/cafeteria.

Required Parking Ratio per PD-53	Total Minimum Parking Required	Total Parking Provided	Type of Parking Provided	Complies
<ul style="list-style-type: none"> Office: 1 space/300 SF 	3,916	4,664	Surface and structured	Yes

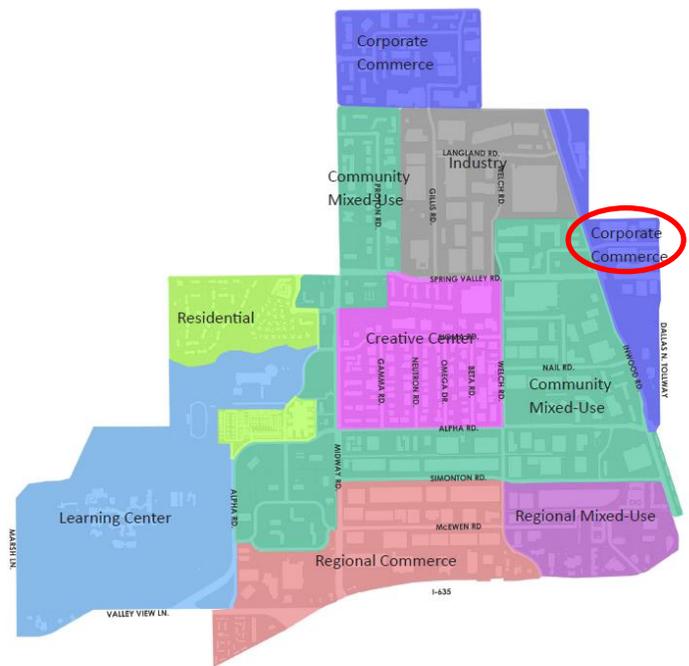
Site Landscaping:

PD-53 requires 10% of the gross site area to be landscaped. Currently the site is primarily landscaped at the central plaza area or open space area which is an amenity for the International Plaza development. Approximately 18% of the site is landscaped. There are street trees (Cypress and Live Oak) on site along International Parkway and along the north side of the parking structure. No changes are being proposed regarding the site’s landscaping.

Comprehensive Plan Recommendation:

The East Side Plan designates the subject property as Corporate Commerce as provided for on the Future Land Use Map. This land use designation recommends business campus-type development with multi-story buildings and uses to support daytime population.

The existing office development and restaurant are consistent with the plan recommendation because it is the business campus-type development that is recommended by the East Side Plan. Also, allowing on-premise consumption of alcoholic beverages within the restaurant is perceived as an amenity for this site and supports the Plan’s goal of encouraging opportunities and places where social interaction may occur.



Public Response:

On October 15, 2021, 11 zoning notification letters were mailed to the surrounding property owners in addition to both Carrollton-Farmers Branch and Dallas Independent School Districts. Two zoning notification signs were also placed on site. As of writing of this staff report, no written correspondence has been received by the city.

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Staff Recommendation:

Staff recommends approval of the Specific Use Permit request.

Applicable Zoning and Development Case History: *(most recent to oldest)*

Date Approved	Case Number	Description
02/18/2020 Ordinance No. 3627	19-SU-10	Specific Use Permit to allow on-premise consumption of alcoholic beverages within an existing cafeteria.
07/23/2019 Resolution No. 2019-081	19-SP-07	Detailed Site Plan for addition of an amenity center and associated landscaping.
05/15/2000 Resolution No. 2000-092	00-SP-10	Detailed Site Plan for existing development, including three office buildings and pedestrian skybridges.
05/15/2000 Ordinance No. 2538	-	Amendment of PD-53 ordinance, including approval of a concept plan for three office buildings.