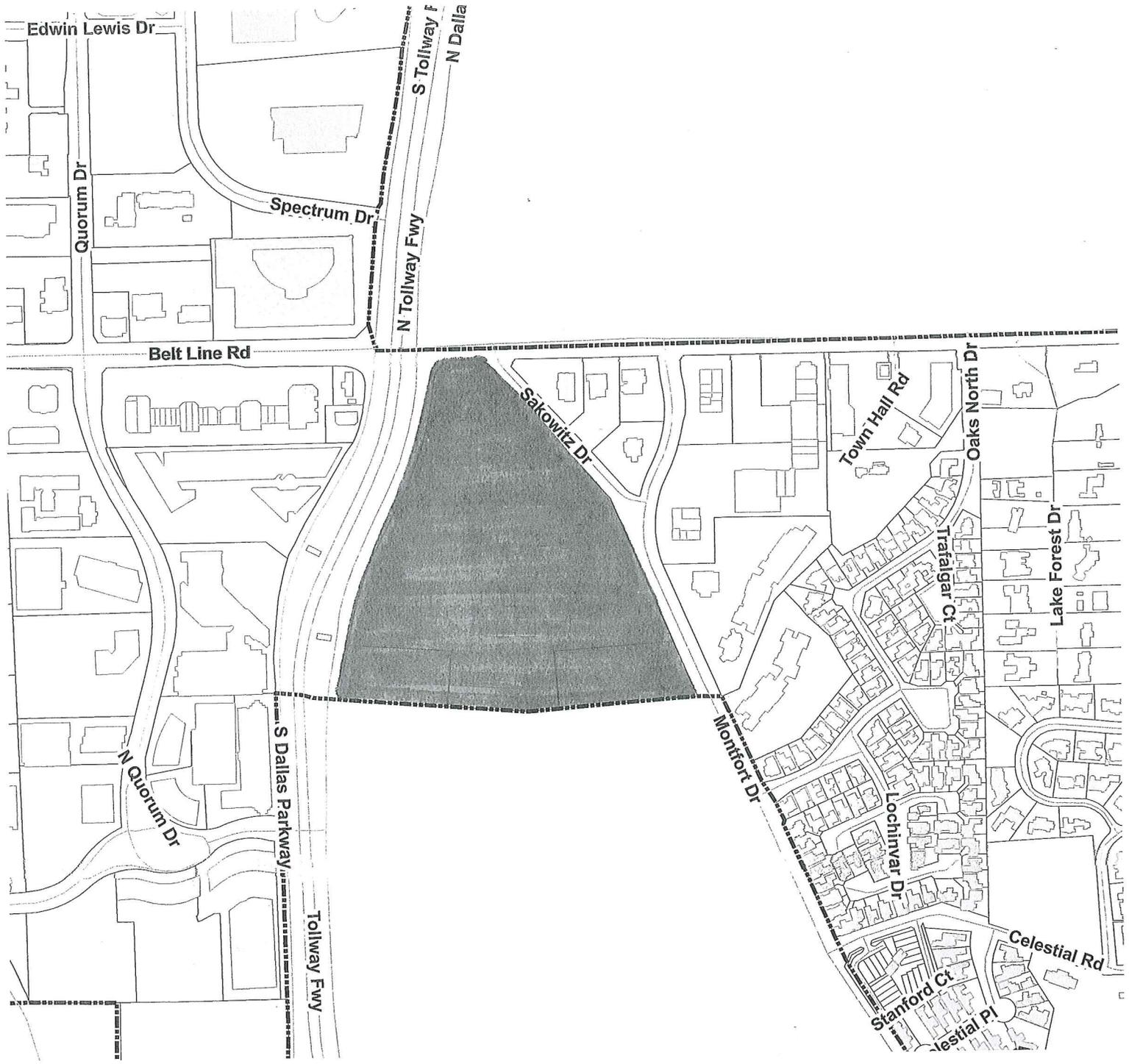
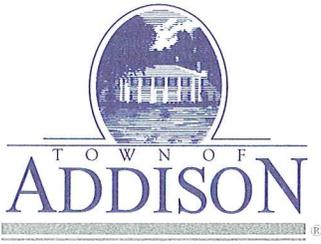


# 1678-SUP

**PUBLIC HEARING** Case 1678-SUP/Gloria's Restaurant. Public hearing, discussion and consideration of approval of an ordinance changing the zoning on property located at 5100 Belt Line, Suite 864, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving for that property a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Gloria's Restaurant, represented by Mr. Matthew Crittenden of MSC Design, LLC





**BUILDING INSPECTION DEPARTMENT**

16801 Westgrove

(972) 450-2880 Fax: (972) 450-2837

Post Office Box 9010 Addison, Texas 75001-9010

November 13, 2013

**STAFF REPORT**

**RE:** Case 1678-SUP/Gloria's Restaurant

**LOCATION:** 5100 Belt Line Road, Suite 864

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

**APPLICANT:** Gloria's Restaurant, represented by Mr. Matthey Crittenden of MSC Design, LLC

**DISCUSSION:**

Background. Gloria's restaurant has been a tenant in the Village on the Parkway shopping center since 1999. The original Gloria's occupied Suite 848 in 1999 and then expanded into Suite 852 in 2005. At this point, Gloria's will move out of its current space and construct a new space in Suite 864, which was formerly occupied by Brook-Mayes Music Store.

Proposed Plan. The new space will total 11,771 square feet with 9,035 of interior space and a 2,736 patio. Gloria's currently features salsa music with a live band, and the new space proposes a band stand as well. The restaurant features a large central dining room with an island bar on the east end of the space.

Exterior Facades. The restaurant will not move the metal panels from the former space, but will go with a more traditional design that matches the facades being proposed for the remodel of the center. The materials will match the new materials proposed for the remodel, including the stucco, metal awnings, and cast stone used on the other buildings. The patio will be partially covered with a lattice structure, and will preserve the existing tree within the patio space.

Parking. The parking requirement for the Village on the Parkway is at a mixed-use ratio of one space per 250 square feet, regardless of how the space is used. The plans show the center will provide 2,240 spaces, which is 512 spaces over the required

number. 500 of those additional spaces will be a 4-level parking structure on the west end of the theatre and across the drive from this restaurant. Under the approved plan for the center, the parking spaces can be provided anywhere on the site, and do not have to be provided immediately in front of the tenant's lease space.

Under the 1/250 mixed use ratio, this space will require 47 parking spaces. While it does not seem like a lot of parking is being required, keep in mind the center is a mixed use center, and the existing Gloria's space will likely be converted to standard retail, which should reduce demand in front of the Gloria's space during the evening hours. In addition, the developers currently provide valet parking throughout the site.

Landscaping. The landscaping on the site was installed by the shopping center developer. However, a lot of the landscaping that should have gone in with the Whole Foods Store was undersized or eliminated from the approved landscaping plan. The Parks Department has been working diligently with the developer on a compromise plan, but progress has been slow. Last month, the staff warned the developer that it would not continue to take actions on Special Use Permits unless the landscaping was addressed.

During the past month, the staff has waited for a promised plan that would restore most of the landscaping shown on the approved plan, but no plan was submitted. Therefore, as the staff warned last month, it is recommending that all approvals by P&Z and Council be tabled until the revised landscaping plan is submitted and approved, and the landscaping is installed in accordance with the plan.

Food Service Code. The kitchen installation must meet all requirements of the Food Service Code.

Mechanical Equipment. The applicant should be aware that if any new mechanical equipment is added to the roof of the restaurant, it must be screened from all adjacent properties. The screening mechanism shall be architecturally compatible, and the Building Official shall make the determination of "architecturally compatible".

Signs. The applicant has shown signs on the facades. While signs are not approved through this process, the staff would advise the applicant that the Town has a policy against the use of terms that relate to alcoholic beverages, such as "bar" or "tavern" in exterior signs.

#### RECOMMENDATION:

Gloria's has long been a quality restaurant within the Town, and the staff would like to continue to help this center develop and bring new businesses to Addison. However, there were problems with the initial landscaping installation, and the developer, though promising to correct them, has not.

Therefore, the staff recommends that all approvals by P&Z and Council be tabled until a revised landscaping plan for the center is submitted and approved, and the landscaping is installed in accordance with the revised plan.

Respectfully submitted,

A handwritten signature in black ink that reads "C. MORAN". The signature is written in a cursive, slightly stylized font.

Carmen Moran  
Director of Development Services

Case 1678-SUP/Gloria's Restaurant  
November 22, 2013

**COMMISSION FINDINGS:**

The Addison Planning and Zoning Commission, meeting in regular session on November 21, 2013, voted to recommend approval of the request for approval of an ordinance changing the zoning on property located at 5100 Belt Line, Suite 864, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving for that property a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Gloria's Restaurant, subject to no conditions, as the landscaping plan the staff had requested was submitted before the meeting.

Voting Aye: Doherty, Groce, Hewitt, Hughes, Oliver, Stockard, Wheeler  
Voting Nay: none  
Absent: none

## Memorandum

Date: November 12, 2013  
To: Carmen Moran, Director of Development Services  
From: Michael Kashuba, Landscape Architect  
Subject: **Village on the Parkway**

The Town of Addison received and approved a landscape plan from SMR landscape architects dated 5/18/13. As a part of the review, the Town of Addison accepted ornamental trees in lieu of the required shade trees (due to overhead power lines) along the Belt Line frontage.

During a pre-inspection site visit for a full certificate of occupancy, it was noted that the installed landscape varied significantly from the approved landscape plan. The installed landscape provided approx. 30% of the proposed landscape beds and the 6" caliper parking lot trees were replaced with 4" caliper trees. After meeting with Lincoln Property representative on site, it was determined that the landscape was reduced in an effort to save money without any coordination with the Town of Addison.

Based on the site visit, Lincoln Properties was going to submit a revised landscape plan showing the following changes:

- 1) The 4" caliper parking lot trees and turf could remain (due to maintenance concerns).
- 2) The landscape planting along the major roads and all entry points would be installed per the approved landscape plans (with some minor field adjustments)

As of 11/12/2013, we have not received the requested landscape plan or seen any changes to the landscaping on the site.

**Carmen Moran**

---

**From:** Jenny Prazak [JPRAZAK@cobb fendley.com]  
**Sent:** Monday, November 04, 2013 11:31 AM  
**To:** Carmen Moran  
**Subject:** FW: DRC submittals - engineering comments

My comments for the 4 current DRC are as follows (these are just for the zoning docs for DRC, not the engineering submittals we also have):

Home 2 Suites:

- Please confirm that any future water/sewer/drainage connections that need to be made for the construction of the Home 2 Suites will be made with the proposed parking lot addition currently under engineering review.

Greenhill School:

- Please confirm that the proposed rain gardens/bioswales will act as stormwater detention and that there is sufficient capacity as required by the Addison Stormwater Manual.

Gloria's Restaurant:

- No engineering comments at this time.

Body Guard Sports:

- No engineering comments at this time.

**Jenny Prazak, P.E.**  
[jprazak@cobb fendley.com](mailto:jprazak@cobb fendley.com)

**Cobb, Fendley & Associates, Inc.**  
TBPE Firm Registration No.274 | TBPLS Firm Registration No. 100467  
6801 Gaylord Parkway, Suite 302 | Frisco, TX 75034  
Phone: 972.335.3214 | Fax: 972.335.3202 | [www.cobb fendley.com](http://www.cobb fendley.com)

\*\*\*\*\*  
This e-mail and any files or attachments transmitted with it contain Information that is confidential and privileged. This document may contain Protected Health Information (PHI) or other information that is intended only for the use of the individual(s) and entity(ies) to whom it is addressed. If you are the intended recipient, further disclosures are prohibited without proper authorization. If you are not the intended recipient, any disclosure, copying, printing, or use of this information is strictly prohibited and possibly a violation of federal or state law and regulations. If you have received this information in error, please delete it and notify Hamid Khalehipour at 972-450-2868 immediately. Thank you.

\*\*\*\*\*

## Land Use Analysis

### Attributes of Success Matrix

5100 Belt Line Road, Suite 864

Attribute	Comment	Score
Competitive	Gloria's has been an existing business here in Addison for 14 years, and it does well. It is certainly competitive now, and should be even more competitive after it moves to this larger location.	
Safe	The Village on the Parkway is safe.	
Functional	The site is functional and the restaurant, as proposed, will be functional.	
Visually Appealing	The proposed restaurant is visually appealing and will match the rest of the shopping center.	
Supported with Amenities	The site is supported with amenities.	
Environmentally Responsible	The shopping center presented a new landscaping plan for the center, but when it was installed, a lot of the plant material was undersized and omitted from the plan. The staff does not feel that was environmentally responsible.	
Walkable	The center is a little chaotic with all the construction going on at present, but ultimately will be walkable. .	
<b>Overall Assessment</b>	<b>The staff recommends this request by tabled until the landscaping is installed for the center.</b>	

Case 1678-SUP/Gloria's Restaurant  
November 22, 2013

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 21, 2013, voted to recommend approval of the request for approval of an ordinance changing the zoning on property located at 5100 Belt Line, Suite 864, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving for that property a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Gloria's Restaurant, subject to no conditions, as the landscaping plan the staff had requested was submitted before the meeting.

Voting Aye: Doherty, Groce, Hewitt, Hughes, Oliver, Stockard, Wheeler  
Voting Nay: none  
Absent: none