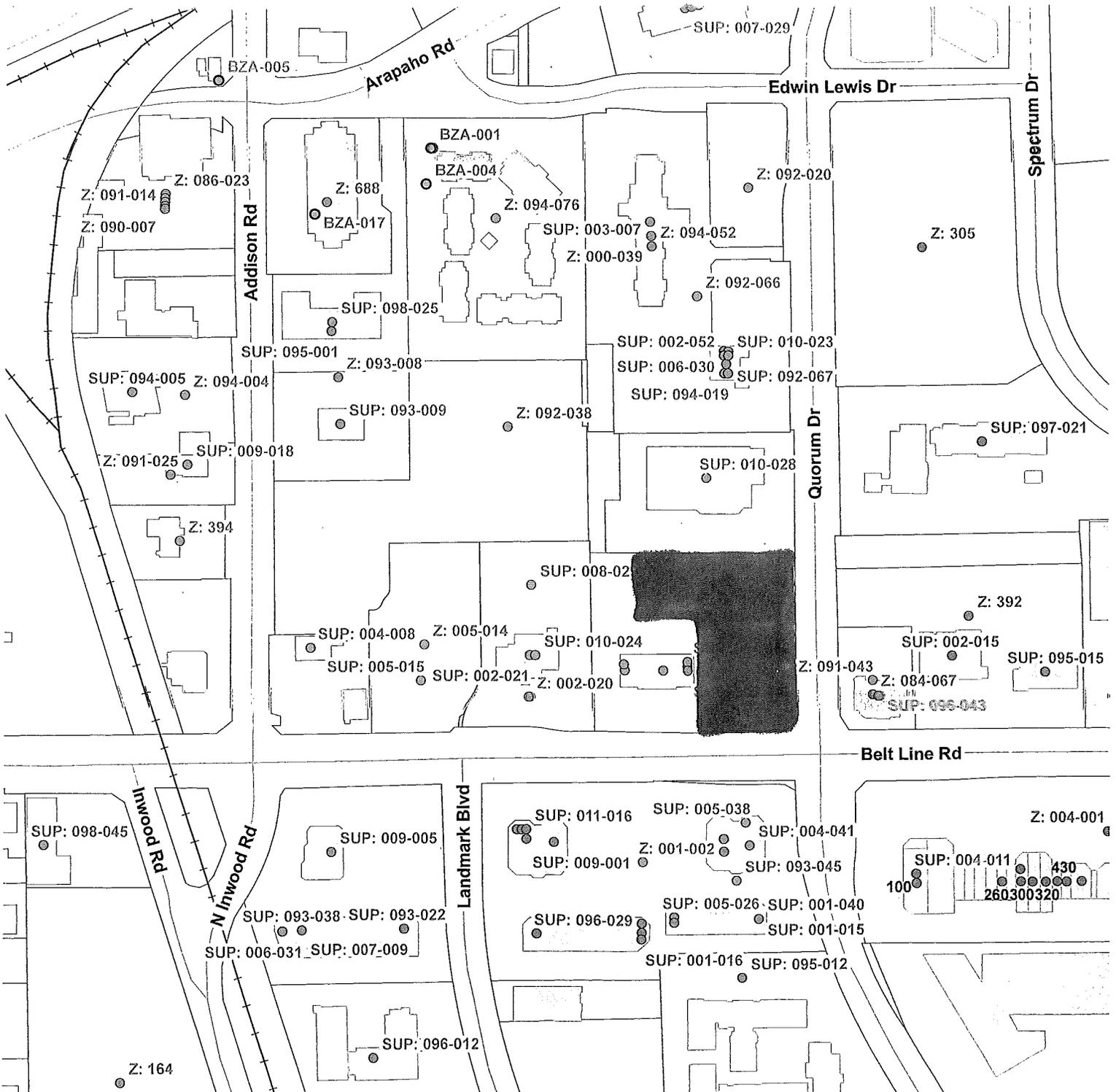
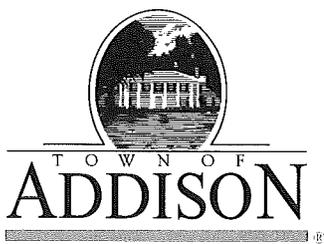


1681-SUP

PUBLIC HEARING Case 1681-SUP/TGI Fridays. Public hearing, discussion, and consideration of approval of an ordinance changing the zoning on property located at 4951 Belt Line Road, which property is currently zoned (LR) Local Retail, 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 TGI Fridays, represented by Mr. Damon Drennan of Poole + Drennan Design Studio.





December 12, 2013

STAFF REPORT

RE: Case 1681-SUP/TGI Fridays Restaurant

LOCATION: 4951 Belt Line Road

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: TGI Fridays, represented by Mr. Damon Drennan of Poole + Drennan Design Studio

DISCUSSION:

Background. TGI Fridays is proposing to tear down the existing restaurant building on this space and construct a totally new TGI Fridays restaurant. The new concept for Fridays is part of a massive rebranding and reinvention effort, and this will be the first store in this area to feature the new plan and a new menu. This site has an interesting history. This property is zoned LR – Local Retail. It was originally developed with the Rusty Scupper Restaurant, which was approved through Ordinance 631 on October 28, 1980.

There was an amendment to the original SUP approved for a Key West Grill (Ordinance 088-001), but Key West Grill never pursued the remodel. On November 14, 1989, the Council approved an amendment to the SUP for Ralph & Kacoo’s, a seafood restaurant (Ordinance 089-036). Ralph and Kacoo’s tore down the original restaurant and built a completely new restaurant on the site. Ralph and Kacoo’s operated on the site until 1994, when the restaurant was remodeled and taken over by Champ’s Americana (Ordinance 094-034, April 12, 1994). Champ’s operated on the site until June of 2013. This proposed restaurant will be the third restaurant building to be constructed on this site.

Proposed Plan. TGI Fridays is proposing a new building of 7,333 square feet with a 952 square foot patio extending across the front (south) side of the building. The restaurant will provide seating for 291 customers in the restaurant/bar and an additional 54 on the patio.

Exterior Facades. TGI Fridays has undertaken a completely new design for this building, and the exterior materials will be a combination of brick, EIFS (Engineered Insulating Finish System), Alucobond and Nichiha (simulated porcelain tile products) horizontal corrugated metal (on the dumpster and cooler enclosure only), medium bronze anodized metal (on the roof cornice), black tile, and cedar trellis for the patio and cover above the entrance. The signature Fridays striped awnings will not be used anymore, but will be replaced with red awnings on some windows and on the patio cover. As the property is zoned Local Retail, there is a requirement for 80% brick facades, however, that can be varied through the approval of the Special Use Permit.

Parking. The new plans indicate the restaurant, with the existing patio and the new deck, will total 8,796 square feet, which at a parking ratio of 1/70 square feet, will require 126 parking spaces. Because the proposed restaurant is smaller than the previous restaurant, the applicant is able to add more parking. The site provides 154 parking spaces, which is 28 spaces more than are required.

Food Service Code. The restaurant will be required to meet all the requirements of the current food service code.

Landscaping. The Parks Department has reviewed the proposed landscaping plan and finds that there are some deficiencies in the plans as follows:

- Site landscape area is 18.5% landscaping, which falls short of the required 20% landscaping. However, the city took property off of this site in the 1990s to widen the intersection and provide two left-turns and a free right-turn lane on southbound Quorum Drive. The Town typically “grandfathers” sites where the Town takes property for road widening projects.
- The site is 15 shrubs short of the required number of shrubs on Belt Line Road
- The site is 6 trees and 68 shrubs short of the required number of trees and shrubs along Quorum Drive.
- The interior planting areas are 6,076 short of the requirement. Additional plantings will need to be added to the interior of the site.

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 did not show any signs on the building. The applicant should be aware that all signs must be permitted under the requirements of the Addison Sign ordinance, and cannot be approved through this process. The applicant should also be aware that the Town has a policy against the use of any terms, such as “bar” or “tavern”, or any graphic depictions that denote alcoholic beverages, in exterior signs.

RECOMMENDATION:

The staff is excited to have the first restaurant for the reinvented TGI Fridays built in Addison. Staff recommends approval of the request for a Special Use Permit for a restaurant, and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, subject to the following conditions:

-The applicant shall submit a revised landscaping plan which addresses the following items:

- 15 additional shrubs shall be added on Belt Line Road
- 6 trees and 68 shrubs shall be added along Quorum Drive.
- The interior planting areas are 6,076 short of the requirement. Additional plantings shall be added to the interior of the site.

-The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signs.

Respectfully submitted,

A handwritten signature in black ink that reads "C MORAN". The "C" is a large, stylized loop, and "MORAN" is written in a simple, blocky font.

Carmen Moran
Director of Development Services



WE'RE GLAD YOU'RE HERE

Landscape Site Plan Review

December 12th, 2013

Landscape Site Plan Review for 4951 Belt Line Road, Addison, Texas (TGI Fridays)

- Overall Site

- o The overall site plan is proposing a total of approximately 18.5% landscaping (16,680 sf.). This number does not meet the required 20% site landscaping. *This property was in compliance with the required site landscaping square footage until the Town of Addison's road widening project.*
- o The overall site has a landscape buffer ranging between 17' and 30'. *This property was in compliance with the required landscape buffers until the Town of Addison's road widening project.*

- Street Frontage

- o Belt Line Road (165 LF)
 - Required
 - 6 Shade Trees and 55 Shrubs
 - Proposed
 - 6 Shade Trees and 40 Shrubs
- o Quorum Drive (325 LF)
 - Required
 - 11 Trees and 108 Shrubs
 - Proposed
 - 5 Trees and 40 Shrubs

Based on the calculations, additional plant material will be needed along the Belt Line Road and Quorum Drive street frontage. Bradford Pears do not count towards the shade tree quantities and can be replaced with a 4" caliper shade tree.

- Parking Lot Screening

- o Parking lot screening requirements for the north and west property lines are not applicable. (North property line is in the middle of a drive lane and the west property line is adjacent to the neighboring 'Potbelly' building).

- Interior Planting Areas

- o Required
 - 7,196 SF (8% of 89,952 sf)
- o Proposed
 - 1,120 SF

Based on the calculations, additional plant material will be needed interior to the site.

- Additional Comments

- o Landscape plans shall contain the seal of a landscape architect licensed in the State of Texas that such plans have been reviewed by such architect and satisfy all requirements of these landscape regulations.
- o Minimum sizes for shrub containers shall be five (5) gallon. Minimum caliper size for shade trees is four (4) inches.

- Ensure that the visibility triangles are shown on the plans (30'x30', per the landscaping regulations)

Land Use Analysis

Attributes of Success Matrix

4951 Belt Line Road

1681-SUP

Attribute	Comment	Score
Competitive	This proposed new restaurant will help restore the luster back to Addison's "bull's eye", the intersection of Belt Line and Quorum Drive. The former Truluck's site (northeast corner) should have a new tenant soon.	
Safe	The neighborhood is safe.	
Functional	The design and location of the new restaurant are functional.	
Visually Appealing	The proposed restaurant is visually appealing and will offer an attractive street front to Belt Line Road.	
Supported with Amenities	The restaurant is going into a neighborhood that is well supported with amenities.	
Environmentally Responsible	Most major companies are heading in a more sustainable direction. TGI Fridays intends to recycle as many boxes and containers as possible.	
Walkable	The proposed restaurant is in one of the more walkable areas of Addison, and will provide a welcome restaurant for hotel guests in the new Home2 Suited by Hilton.	
Overall Assessment	This proposed restaurant will be a great amenity for the area and a welcome addition to this corner.	

Addison!

Case 1681-SUP/TGI Fridays
December 26, 2013

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 19, 2013, voted to recommend approval of the request for approval of an ordinance changing the zoning on property located at 4951 Belt Line road, which property is currently zoned (LR) Local Retail, 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, subject to the following conditions:

-The applicant shall submit a revised landscaping plan which addresses the following items:

- 15 additional shrubs shall be added on Belt Line Road
- 6 trees and 68 shrubs shall be added along Quorum Drive.
- The interior planting areas are 6,076 short of the requirement. Additional plantings shall be added to the interior of the site.

-The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signs.

Voting Aye: Doherty, Groce, Oliver, Stockard, Wheeler

Voting Nay: none

Absent: Hewitt, Hughes