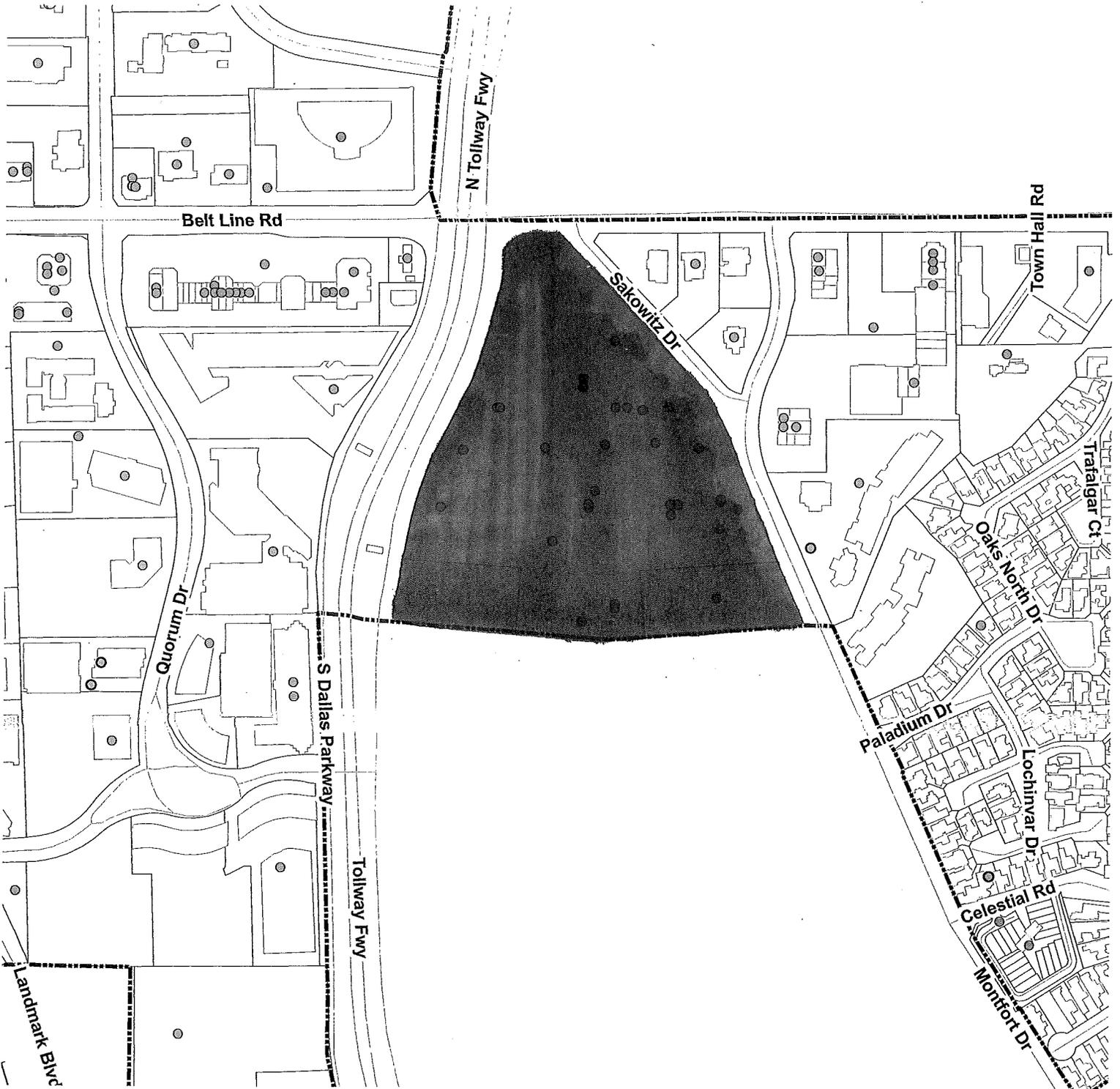
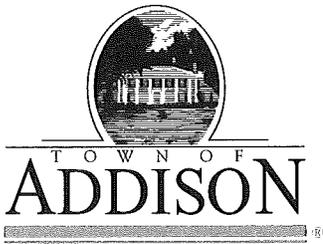


1682-SUP

PUBLIC HEARING Case 1682-SUP/hopdoddy Burger Bar. Public hearing, discussion and consideration of approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 502, 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 hopdoddy Burger Bar, a division of Guy and Larry Restaurants, represented by Mr. Mitch Liggett, Director of Development.





December 11, 2013

STAFF REPORT

RE: Case 1682-SUP/hopdoddy Burger Bar

LOCATION: 5100 Belt Line Road, Suite 502

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: hopdoddy Burger Bar, a division of Guy and Larry Restaurants, represented by Mr. Mitch Liggett, Director of Development

DISCUSSION:

Background. This lease space was formerly occupied by Ernie's restaurant. It is a part of the Village on the Parkway redevelopment. It will sit directly north of the entrance to the new AMC Theatre when it is completed in May of 2014. Pluckers Wing Bar, which is currently under construction, is the tenant on the other end of the building.

hopdoddy Burger Bar is a concept out of Scottsdale, Arizona. It currently has one location in Scottsdale, two locations in Austin, Texas, and one location in Dallas at 6030 Luther Lane, Suite 100. The menu features gourmet burgers with organically-grown Angus beef and buns that are baked on-site twice daily. The restaurant also features "craft beer from local small-batch artisanal brewers."

Proposed Plan. The floor plan features an space of 4,000 square feet, including an exterior covered patio. The floor plan shows a bar in the center of the main dining area and seating for 108 in the dining area and an additional 68 seats on the patio.

Exterior Facades. The new restaurant will feature a contemporary décor with glass store-front on the front (south) and west sides of the space. The patio area will retain all existing landscaping, but will add a site screening wall of ½" x 4" steel fins. .

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. This 4,000 square-foot space will require 16 parking spaces, which are provided on the site.

Landscaping. The staff had some early problems with the installation of the landscaping of the shopping center. However, the new landscaping has been installed and that problem has been resolved

Food Service Code. The kitchen installation must meet all requirements of the Food Service Code. The Environmental Services Official has noted that the plans indicate a full-sized and good quality kitchen.

Fire and Building Code. Based on the occupancy, the building will have to be provided with fire sprinklers. This is a code requirement and does not need to be included as a condition.

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 not shown signs on the facades. While signs are not approved through this process, the staff would note that the term "Bar" is a prominent part of this restaurant's identity. While the staff typically follows direction from the Town and recommends denial of the use of the term "bar" in exterior signs, the staff recently recommended approval of the use of the term Bar on the exterior signs for the Pluckers Wing Bar based on two criteria, which also exist for this space:

- This site is interior to the Village on the Parkway shopping center, and the signs on the west and south facades will not be visible from outside the Village on the Parkway property.
- Hopdoddy advertises itself as a Burger Bar, similarly to the way Pluckers advertised itself as a Wing Bar.

Given those points, the staff does not recommend that the term "bar" be eliminated from the restaurant's exterior signs.

RECOMMENDATION:

The Town is pleased to have hopdoddy Burger Bar come to Addison, and recommends approval of this request subject to no conditions.

Respectfully submitted,

A handwritten signature in black ink that reads "CMORAN". The letters are written in a cursive, slightly slanted style.

Carmen Moran
Director of Development Services

Land Use Analysis

Attributes of Success Matrix

5100 Belt Line Road, Suite 502

1682-SUP

Attribute	Comment	Score
Competitive	This proposed restaurant will be a new restaurant for Addison and will help the Village on the Parkway become a destination for dining	
Safe	The project will be safe	
Functional	The restaurant will be directly across from the new AMC Theater and in the shopping center and will be functional.	
Visually Appealing	The restaurant will be visually appealing.	
Supported with Amenities	The site is in a very amenity-rich area.	
Environmentally Responsible	The site will be a remodel of a very old and tired restaurant space and will provide more energy efficient appliances.	
Walkable	The project is extremely walkable..	
Overall Assessment	This is a good-quality restaurant and will be an asset to the Town.	

Addison!

Case 1682-SUP hopdoddy Burger Bar
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 5100 Belt Line Road, Suite 502, 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, subject to no conditions.

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

Voting Nay: none

Absent: Hewitt, Hughes