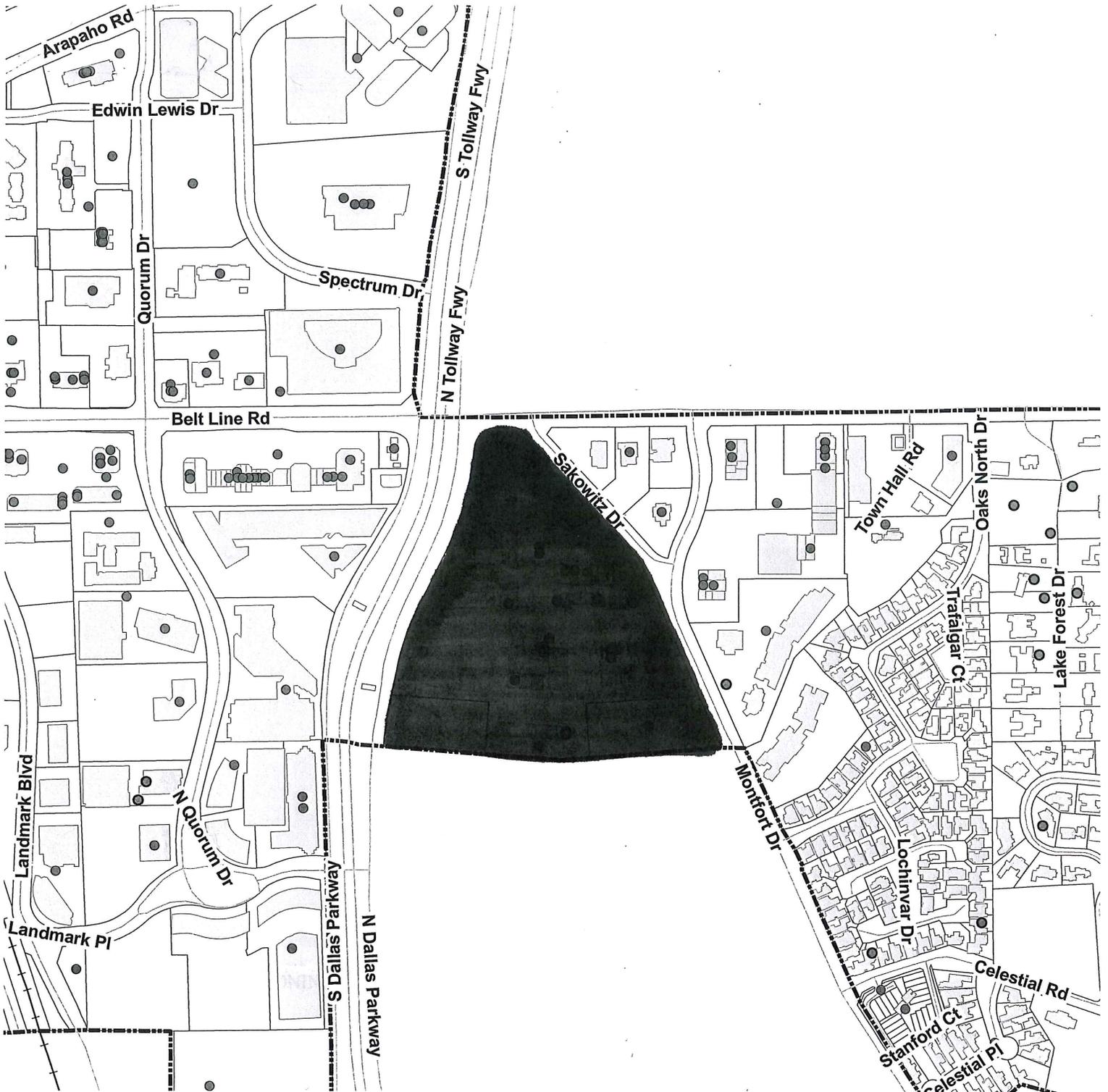
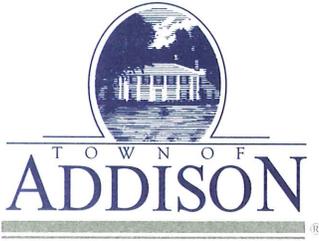


# 1684-SUP

**PUBLIC HEARING** Case 1684-SUP/NHS Restaurant. Public hearing, discussion and consideration of approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 795, 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 NHS Village, LLC represented by Mr. Nick Badovinus.





January 23, 2014

**STAFF REPORT**

**RE:** Case 1684-SUP/NHS Restaurant

**LOCATION:** 5100 Belt Line Road, Suite 795

**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:** NHS Village, LLC, represented by Mr. Nick Badovinus

**DISCUSSION:**

Background. This lease space is a part of the Village on the Parkway redevelopment. It is situated on the interior of the site in the same building as Sherlock's Pub.

Neighborhood Services Restaurant is a concept out of Dallas. They currently have three locations which feature different menus. The Original Neighborhood Services is located at 5027 West Lovers Lane and features a variety of upscale American cuisine. They also have a bar and grille concept located at 10720 Preston Rd., Suite 1101 and a burger bar concept located at 226 Irving Blvd.

Proposed Plan. The floor plan features a space of 4,145 square feet with no exterior patio. The floor plan shows a bar running along one wall of the restaurant. The plan contemplates seating for 135.

Exterior Facades. The new restaurant will not be making any changes to the existing stucco facades.

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. 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 4,145 square-foot space will require 17 parking spaces, which are provided on the site. Staff is beginning to be concerned because to date, the center appears to be filling up with mostly restaurants. For the mixed-use ratio of one space per 250 square feet to work, additional retail tenants must be brought into the site. Although the garage provides more spaces than are needed, it is not close to this restaurant.

Landscaping. The new landscaping at the center has been installed and inspected and is in compliance with the ordinance.

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, this site is interior to the Village on the Parkway shopping center, and the signs will not be visible from outside the Village on the Parkway property.

**RECOMMENDATION:**

The Town is pleased to have Neighborhood Services come to Addison, and recommends approval of this request subject to no conditions.

Respectfully submitted,



Charles Goff  
Assistant to the City Manager

## **Carmen Moran**

---

**From:** Lynn Chandler  
**Sent:** Monday, January 13, 2014 3:48 PM  
**To:** Carmen Moran  
**Cc:** Charles Goff  
**Subject:** The NHS Restaurant

Carmen,

The NHS restaurant to be located at 5100 Belt Line Rd Suite 795 will have an occupant load of 135. Therefore a fire sprinkler system will be required to be installed.

Lynn

## Land Use Analysis

### Attributes of Success Matrix

**NHS Restaurant, 5100 Belt Line Road, Suite 795**

**1684-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 space will be functional. Applicant has been advised that the site is reaching the maximum for restaurant uses as far as parking is concerned and that additional retail tenants should be investigated.	
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 existing retail space and will provide a new, more energy efficient restaurant space.	
Walkable	The project is extremely walkable..	
<b>Overall Assessment</b>	<b>This is a good-quality restaurant and will be an asset to the Town.</b>	

Case 1684-SUP/NHS Restaurant  
January 23, 2013

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 24, 2014, voted to recommend approval of the request for approval of an ordinance changing the zoning on property located 5100 Belt Line Road, Suite 795, 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, Hughes, Oliver, Stockard, Wheeler  
Voting Nay: none  
Absent: Hewitt