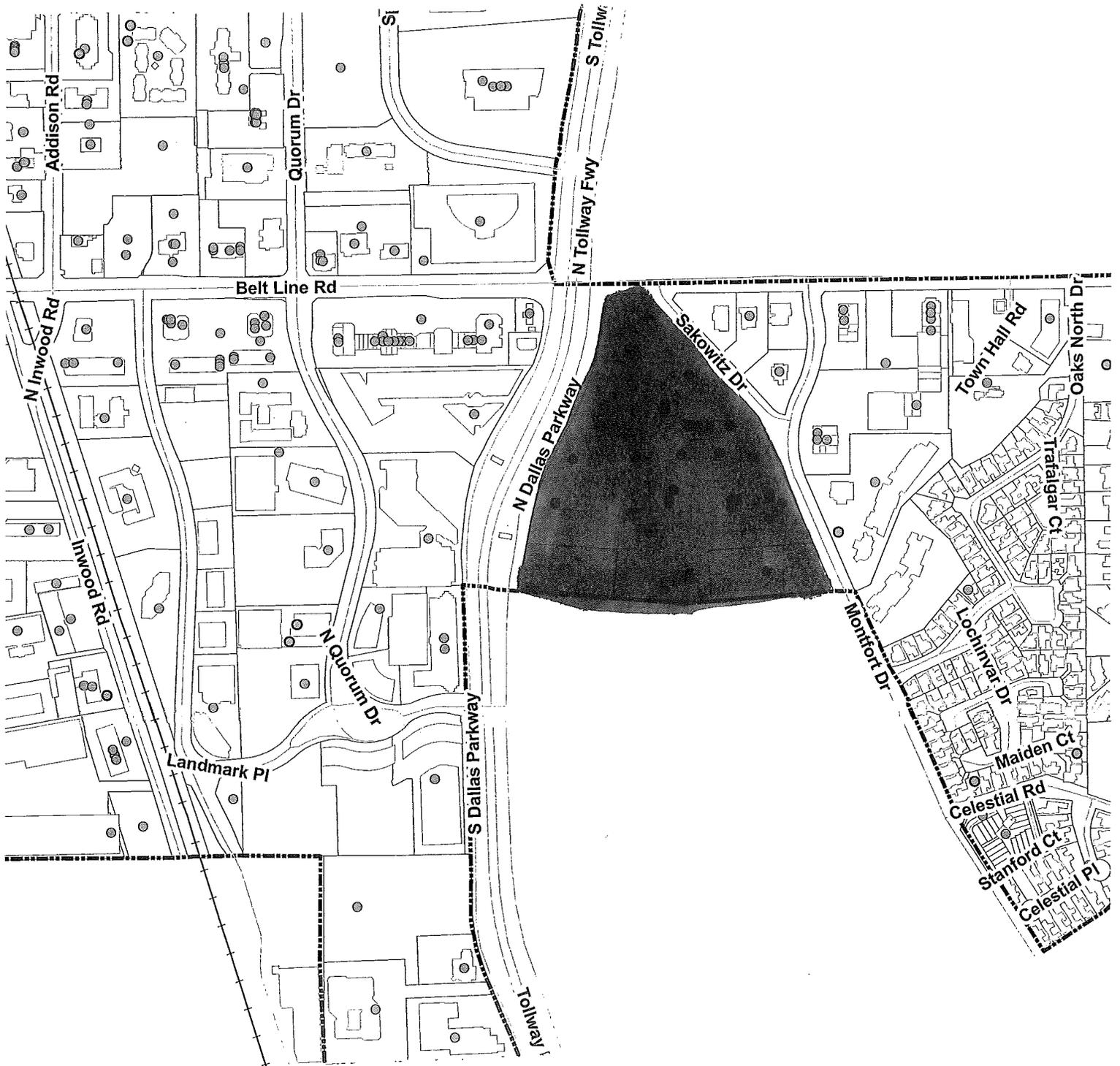
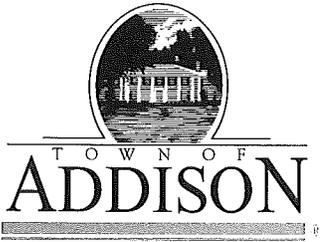


# 1674-SUP

**PUBLIC HEARING, Case 1674-SUP/Plucker's Wing Bar.** Public hearing, discussion and consideration of approval of an ordinance changing the zoning on property located at 5100 Belt Line, Suite 520, 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 Plucker's Wing Bar, represented by Mr. Barry Bubis of Barry Bubis Architects, Inc.





June 17, 2013

STAFF REPORT

RE: Case 1674-SUP/Pluckers Wing Bar

LOCATION: 5100 Belt Line Road, Suite 520

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: Pluckers Wing Bar, represented by Mr. Barry Bubis of Barry Bubis Architects, Inc.

DISCUSSION:

Background. This lease space is being converted from retail space to a restaurant. It is on the south end of the existing buildings in the Village on the Parkway and is a part of the redevelopment plan for the center. It will sit directly north of the entrance to the new AMC Theatre when it is completed in May of 2014. Pluckers Wing Bar is a regional chain with locations in Austin, Houston, and the Metroplex. Its home office is in Austin, Texas and there are other locations in Plano, Allen, and Arlington. Pluckers serves several varieties of chicken wings with different kinds of sauces, but also offers burgers, sandwiches, and salads.

Proposed Plan. The floor plan features an interior space of 6,580 square feet with a 1,580 square foot covered exterior patio. The floor plan shows a bar in the center of the bar area with 118 seats, provided on tall tables and stools. The dining area offers booths and tables that will seat 116, and the patio provides seating for 74 guests.

Exterior Facades. The new restaurant will keep the stucco finish that currently exists in the shopping center, but will add a new brick tower at the restaurant's entrance and a standing-seam metal cover over the patio. There will also be storefront glass added to the existing space, and additional stucco cornices to the top edge of the south and east 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 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.

Landscaping. The landscaping on the site is currently being 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 to get the landscaping installed in accordance with the plan that was approved, but progress has been slow.

The staff is not yet at a point where it will recommend this request be tabled until the landscaping is installed, but there are other requests for other restaurants that will follow this one, and if there is not real progress made on the installation of the landscaping for the center by the time the additional requests are submitted, the staff will be forced to recommend that all approvals by P&Z and Council be tabled until the landscaping is installed in accordance with the plans that were submitted and approved when the shopping center was rezoned in 2012.

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.

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 note that the term "Bar" is a prominent part of this restaurant's identity and its signage. While the staff typically follows direction from the Town and recommends denial of the use of the term "bar" in exterior signs, it would note two points on this proposed name and sign:

- This site is interior to the Village on the Parkway shopping center, and the signs on the east and south facades will not be visible from outside the Village on the Parkway property.
- Pluckers states that their concept is a Wing Bar, and is a lot more about its variety of wings than its alcoholic beverages. The owner equates the use of the term wing bar to the use of the term "salad bar" or "dessert 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 Pluckers Wing Bar come to Addison, and recommends approval of this request subject to no conditions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. MORAN". The signature is stylized with a large initial "C" and a long horizontal stroke extending to the right.

Carmen Moran  
Director of Development Services

Case 1674-SUP/Plucker's Wing Bar  
October 30, 2013

**COMMISSION FINDINGS:**

The Addison Planning and Zoning Commission, meeting in regular session on October 24, 2013, voted to recommend approval of the request for approval of an ordinance changing the zoning on property located at 5100 Belt Line, Suite 520, 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 Pluckers Wing Bar, subject to no conditions.

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