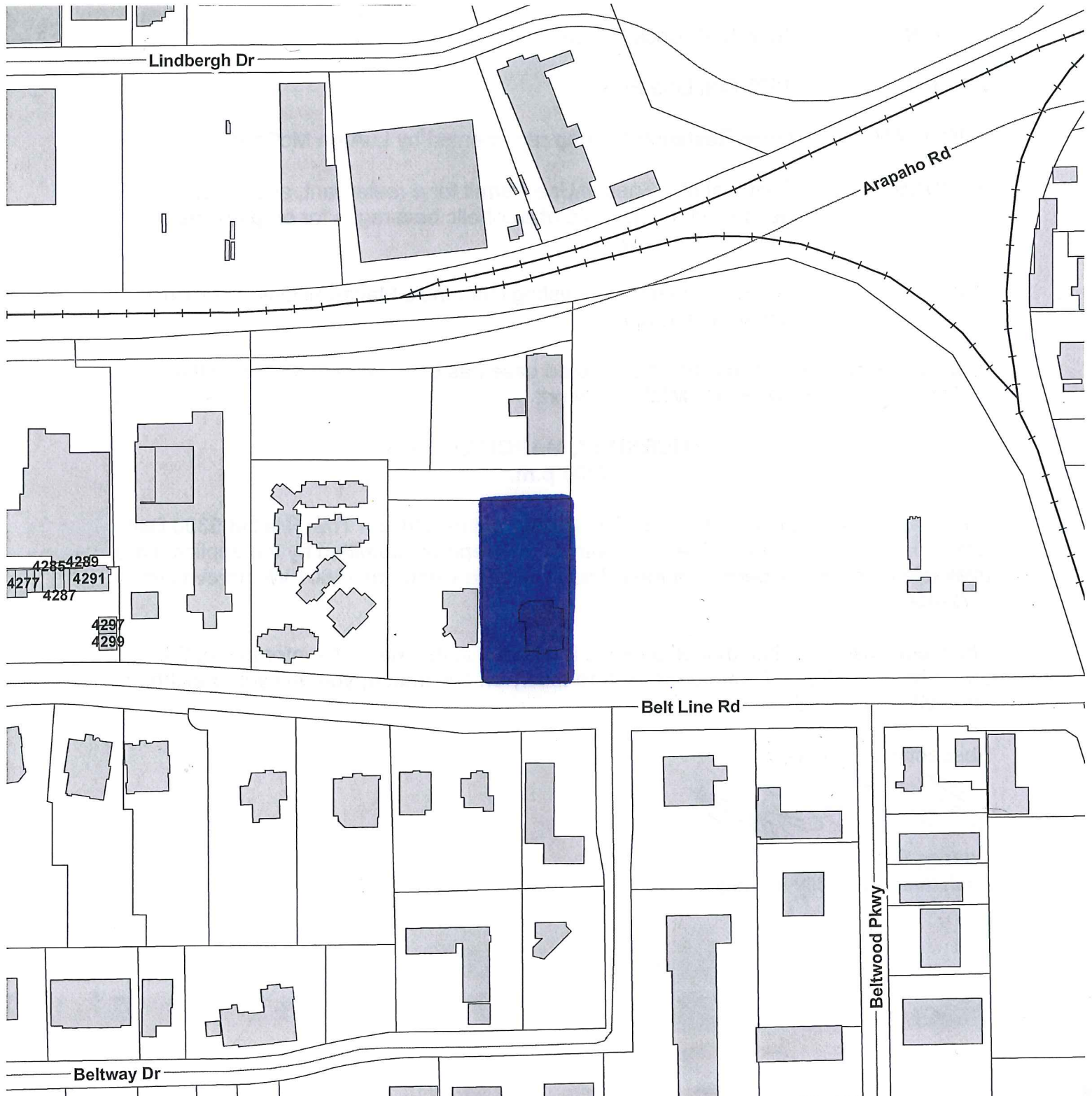


# 1688-SUP

**PUBLIC HEARING** Case 1688-SUP/Brick House. Public hearing, discussion and consideration of approval of an ordinance changing the zoning on property located at 4535 Belt Line Road, which property is currently zoned PD, Planned Development, through Ordinance 090-006, 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 Ignite Restaurant Group represented by LuAron McCormack



March 19, 2014

## STAFF REPORT

RE: Case 1688-SUP/Brick House

LOCATION: 4535 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: Ignite Restaurant Group represented by Ms. LuAron McCormack

## DISCUSSION:

Background: This is currently the site of Romano's Macaroni Grill. The restaurant was constructed in 1990 as Romano's Macaroni Grill and was expanded in 1998 to add an interior bar and an exterior patio. Romano's Macaroni Grill is owned by Ignite Restaurant Group, which also owns Brick House and Joe's Crab Shack. The ownership is requesting approval to make extensive renovations in order convert this space into a Brick House, which they feel would perform better at this location.

Brick House is a chain that currently has 20 other locations around the country, including 2 in North Texas. This concept has been described as a sports bar and gastropub. The Commission may recall from another case that a gastropub refers to a bar and restaurant that serves high-end beer and food.

Proposed Plan: The applicant is requesting to remodel the existing site without making any additions to the building. The total size of the restaurant is 8,991 square feet which includes an existing exterior patio of 761 square feet. They are proposing seating for 329, which is a slight increase from the 314 seats provided at Macaroni Grill.

Exterior Facades: The exterior is designed have an antique industrial aesthetic. The plan will feature a brick veneer with stucco and metal accents.

Parking: The parking requirement for this site is 1 space per 70 square feet. Given the size of the building, 129 spaces are required and 133 are provided.

Fire, Building, and Food Service Code: There are no known code issues with the building currently; however, the applicant should be aware that they will be required to meet the appropriate code standards.

Landscaping: The landscaping at the site is in compliance with code requirements and is generally well maintained. The applicant will be required to get pre-approval from the landscape architect if they substitute or replace the existing plants materials.

Signage: 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. Since this restaurant is viewable from the public right of way, 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. As such, they will be required to amend their proposed signage which includes “Tavern and Tap” should the Commission and Council approve this condition.

#### RECOMMENDATION:

The Town feels that Brick House will be a positive addition to Addison, and 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 not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signs.

Respectfully submitted,

Charles Goff  
Assistant to the City Manager

Case 1688-SUP/Brick House  
March 30, 2014

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 27, 2014, voted to recommend approval of the request for approval of an ordinance changing the zoning on property located 4535 Belt Line road, which property is currently zoned PD, Planned Development, through Ordinance 090-006, 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 Ignite Restaurant Group represented by LuAron McCormack, subject to no conditions.

Voting Aye: Doherty, Groce, Hewitt, Hughes, Oliver, Smith

Voting Nay: Wheeler

Absent: none