

1747-SUP

PUBLIC HEARING Case 1747-SUP/Meso Maya. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5280 Belt Line Road, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





November 11, 2016

STAFF REPORT

RE: Case 1747-SUP/Meso Maya

LOCATION: 5280 Belt Line Road

REQUEST: Approval of a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only

APPLICANT: Mr. Robert Kirk

DISCUSSION:

Background: This is a 1.104 acre tract located at the southwest corner of Belt Line Road and Montfort Drive. The site is zoned Local Retail and was originally developed in 1979 as Don Miguel's Restaurant, but soon converted to El Fenix.

El Fenix is owned by the Firebird Restaurant Group. That group also owns Snuffer's, Taqueria La Ventana and an upscale Mexican food concept called Meso Maya. Meso Maya currently has three locations in the Dallas area. The owner is requesting the ability to convert the building from the El Fenix concept to the Meso Maya concept. Because of the changes to the floor plan and building elevations, this necessitates a new Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption.

Proposed Plan: The plans call for the building footprint to stay the same. The building currently has two dining areas - one central area and another wrapping three sides of the main space. The proposed plan moves the restaurant's entrance to the northeast corner of the building and relocates the bar within the central dining room. Most of the peripheral dining area would be converted into a covered patio with glass roll-up doors. A small portion of the new patio would be used for a lounge area. The total proposing seating is 359.

Facades: The applicant is proposing changes to the exterior of the building. By relocating the entrance to the northeast corner, a new focal point is being created. The façade in this area will be new red brick. As mentioned above, the current glass windows along the north and west façades will be replaced with glass roll-up doors to allow for the new patio. The existing brick will be painted a taupe color and the wood trim will be painted gray. The Spanish tile roof would remain.

All façades exceed the 80% masonry requirement for the Local Retail district.

Parking: When a restaurant use was first approved for this site, it was granted a parking ratio of 1 space per 100 square feet. This is atypical of free standing restaurants, which generally require 1 space per 70 square feet. The reasoning behind this is unclear, but perhaps it was considered an extension of the Village on the Parkway retail center and granted the mixed-use ratio of 1 per 100. That being said, it would be impossible for the property to comply with 1 per 70 requirement today without a significant reduction in the size of the building. The square footage of the building is 8,746. By continuing with the 1 per 100 parking requirement, 88 parking spaces are required. This site plan shows that this is the number being provided.

Landscaping: Since this property was developed in the late 1970s, it is far below the current landscaping requirements. Additionally, the site only provides a three-foot sidewalk located immediately back of curb. Unfortunately, absent a complete redevelopment of this site it, would be impossible to comply with the current standards. Staff has worked with the applicant to maximize the amount of landscaping provided within the site without impacting other requirements such as parking.

The site is currently just under 8% landscape coverage. The proposed plan increases that slightly to just above 8% by adding two tree islands and increasing the amount of landscaping adjacent to the building. This is still below the 20% required. The plan also does not meet the twenty-foot street frontage standard or the requirement to provide five-foot sidewalks. These cannot be addressed without losing the row of parking along Belt Line and Montfort Drive. Instead, applicant has agreed to increase the plant material around the building in order to maximize the use of the space available. Staff believes that the proposed landscaping gets the property as close as possible to current requirements under the existing site configuration.

RECOMMENDATION: **APPROVAL WITH A CONDITION**

Meso Maya is a quality, growing restaurant concept and will be a good addition for the Town. The proposed plan will give the interior and exterior of the building an improved look. While the landscaping is well below requirements, the applicant is proposing to make minor improvements, where possible. Staff recommends approval subject to the following condition:

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

Land Use Analysis

Attributes of Success Matrix

Meso Maya, 5280 Belt Line Road

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Attribute	Comment	Score
Competitive	This is a busy corner for Addison. The improvements and the concept being proposed should keep this property competitive.	
Safe	The project will be safe.	
Functional	The site is functional.	
Visually Appealing	The building facades will be updated to create a more modern look. However, due to its age, the landscaping does not comply with current standards and the property can only provide minimal improvements.	
Supported with Amenities	The restaurant is clustered with other restaurant, retail and entertainment options.	
Environmentally Responsible	This use is a good re-use of an existing space.	
Walkable	The site provides sidewalks, however they are narrow and immediately back of curb.	
Overall Assessment	Meso Maya is a quality new concept that should do well in this location. As part of this transition, the building will receive much needed upgrades.	



Case 1747-SUP/Meso Maya
November 15, 2016

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 15, 2016, voted to recommend approval of an ordinance changing the zoning on property located at 5280 Belt Line Road by approving 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 relating to alcoholic beverages in exterior signage.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: none

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none