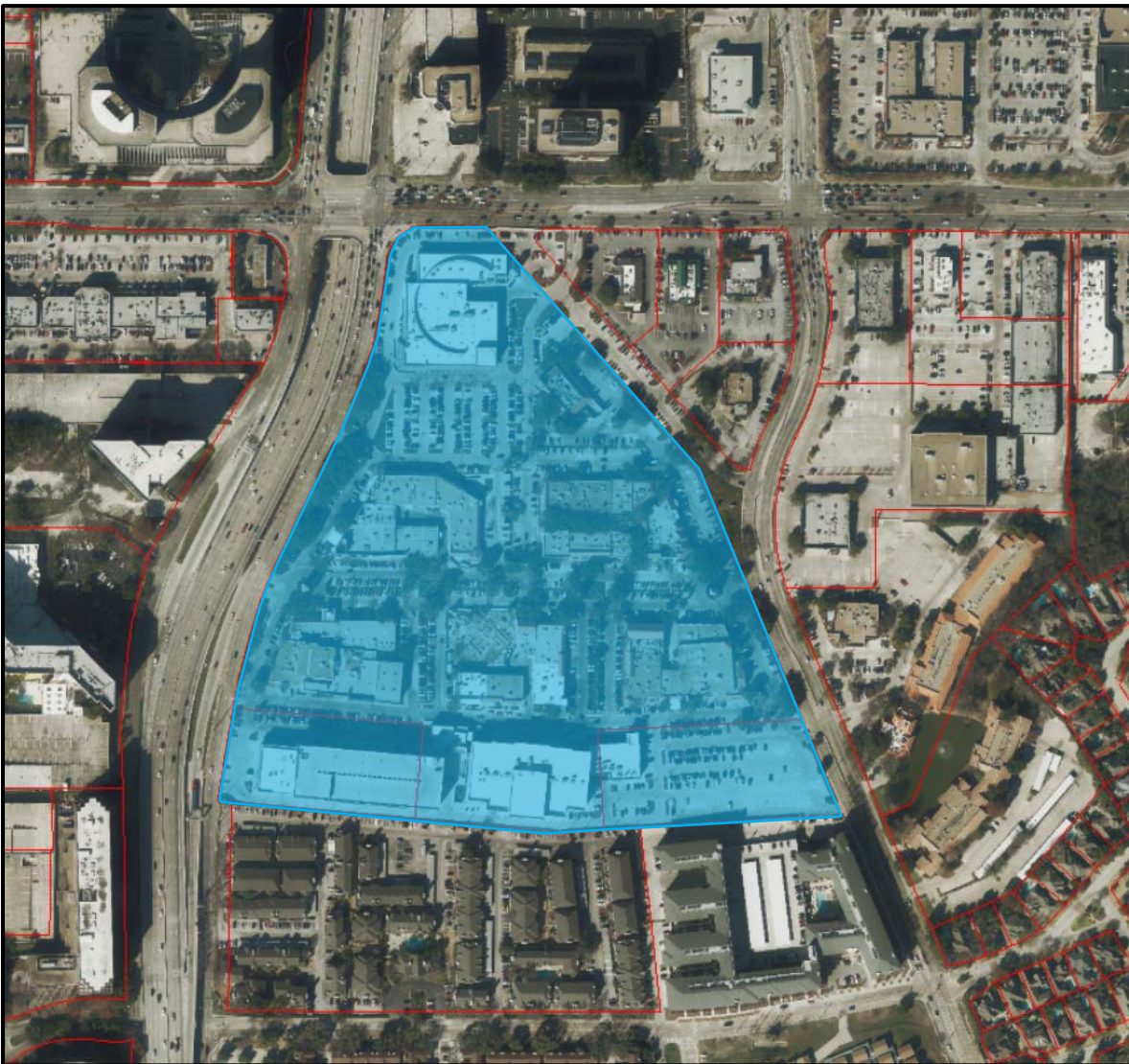


1768-SUP

PUBLIC HEARING Case 1768-SUP/BoomerJack's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 401, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





December 11, 2017

STAFF REPORT

RE: Case 1768-SUP/BoomerJack's

LOCATION: 5100 Belt Line Road Suite 401

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: Bew Wilson, with Cross Architects

DISCUSSION:

Background: This application is for a leased space within Village on the Parkway. The property has been under redevelopment since 2012, as seen through the addition of Whole Foods, AMC and many other new restaurant and retail uses.

BoomerJack's Grill and Bar is a traditional American fare and sports concept that is known for its patio atmosphere and variety of burgers. BoomerJack's currently has multiple locations around the DFW Metroplex.

Proposed Plan: The applicant is proposing to open a restaurant and sell alcoholic beverages for on premises consumption only at the southeast corner of Village on the Parkway, in the former Visit Addison space. The restaurant would total 10,105 square feet, inclusive of the adjacent outdoor 3,104 square-foot patio. The floor plan shows a good-sized kitchen and seating for 379, with a small bar area. To accommodate the desired patio design, the applicant has proposed removing eight parking spaces. Furthermore, the patio would encompass the entire private walkway adjacent to the building. Staff and the applicant have discussed pavement treatments and other design measures that could be incorporated into the patio plan to indicate a walking path through the patio for visitors wanting to travel through the patio to get to other businesses within the center.

Parking: With the success of the redevelopment efforts to this point, parking has been a concern for several years at Village on the Parkway. The Planned Development ordinance approved for this center allows most uses to be parked at a ratio of 1 space per 250 square feet. The development plans show that 2,240 spaces are provided, which is approximately 600 spaces

more than the required number. While the proposed plan removes some parking, the center remains well above current code requirements.

Under the approved plan for the center, the parking can be provided anywhere on the site, and does not have to be immediately in front of the tenant's lease space. In response to concerns about the availability of parking, staff and the property owner have developed a parking plan that has been in place for the last several months. This plan limits the amount and location of valet spaces. Since the implementation of this parking plan, staff has not received any complaints about the parking at this center.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

BoomerJack's is a successful traditional American fare and sports concept, which has done very well throughout the DFW Metroplex. The new restaurant and expansive patio area would activate one of the prominent corners in Village on the Parkway, which is currently vacant.

Staff believes that the concerns about supply of parking at Village on the Parkway have more to do with location than overall number. Given the adjacency of this space to the large surface parking lot, it is likely that the loss of eight spaces in this location would not be as impactful as a similar loss in other locations within the center.

Staff recommends approval of the request, subject to the following conditions:

- The applicant shall provide a path of travel through the patio and utilize design elements to differentiate the path from the remainder of the patio. These design elements shall be subject to approval by the Zoning Administrator.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



Case 1768-SUP/BoomerJack's

December 19, 2017

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 19, 2017, voted to recommend approval of an ordinance rezoning the property located at 5100 Belt Line Road Suite 401, by approving 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 the following conditions:

- The applicant shall provide a path of travel through the patio and utilize design elements to differentiate the path from the remainder of the patio. These design elements shall be subject to approval by the Zoning Administrator.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Voting Aye: Griggs, Groce, Meleky, Morgan, Robinson, Schaeffer, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none