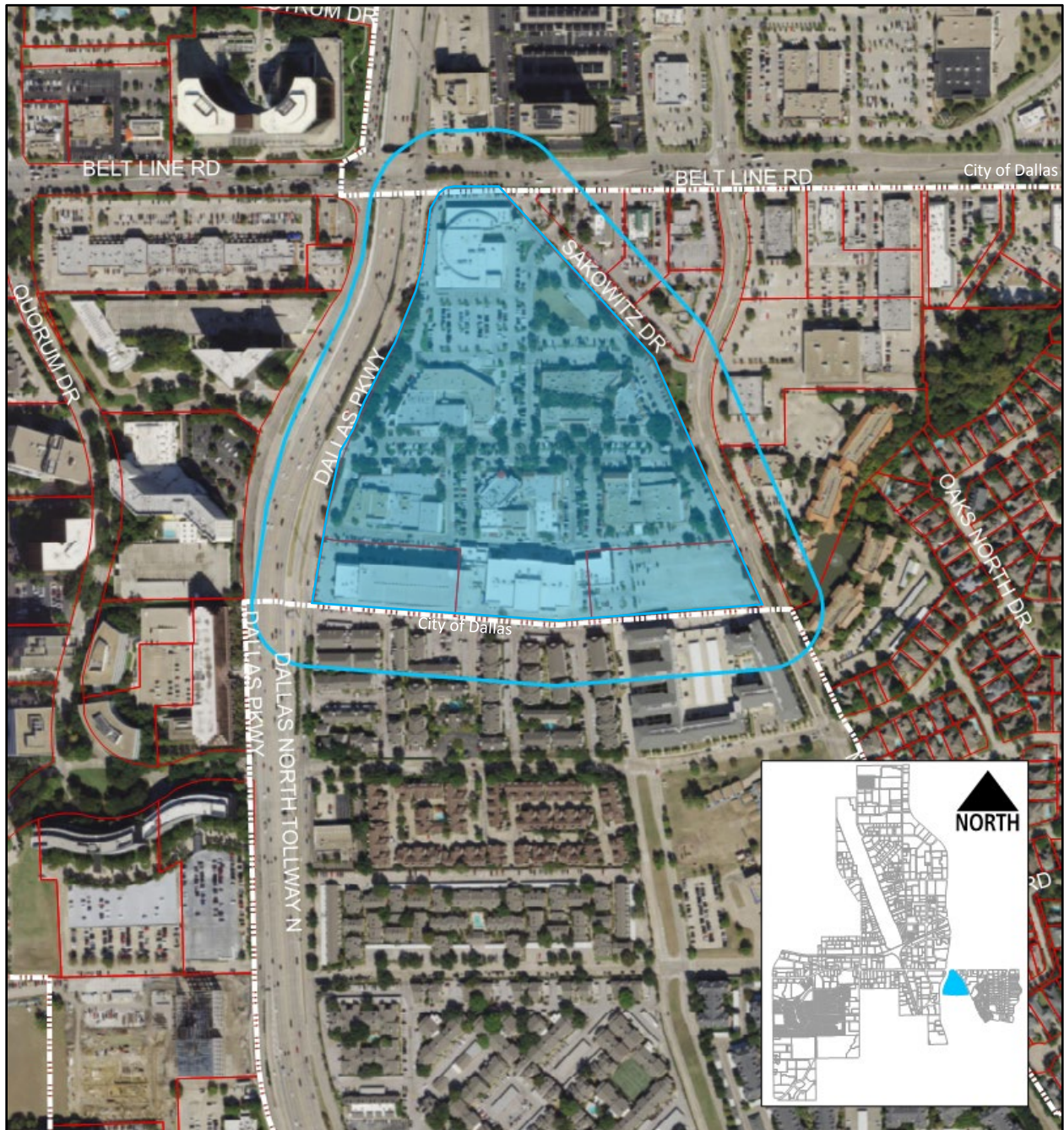


1798-SUP

PUBLIC HEARING Case 1798-SUP/Stirr 2.0. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 540, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a two-story restaurant with the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP



**INFRASTRUCTURE &
DEVELOPMENT SERVICES**

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Addison, TX 75001

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**IT ALL COMES
TOGETHER.**



May 16, 2019

STAFF REPORT

RE: Case 1798-SUP/Stirr 2.0

LOCATION: 5100 Belt Line Road Suite 540

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only in order to permit a new two-story restaurant.

APPLICANT: Maxwell Fisher, Masterplan

DISCUSSION:

Background: Stirr is a modern American restaurant serving classic dishes with a twist in an atmosphere of raw brickwork and concrete with contemporary design. The restaurant offers lunch, dinner, and brunch, as well as a variety of seasonal social events. Owned by Milkshake Concepts, the original Stirr and another similar concept called Vidorra are both currently located in Deep Ellum.

Proposed Plan: The applicant is proposing to open a 10,110 square-foot, two-story restaurant at Village on the Parkway, in the old Sebastian's Closet space, between Mercy Wine Bar and the Pretty Kitty salon. The applicant is proposing major interior and exterior renovations, including a second-floor addition of 5,092 square feet, and significant glazing increase on both facades. Floor plans for first and second floor each show a bar area surrounded by a variety of seating options for dining. The floor plan for the second floor also shows a DJ booth location, which, as confirmed by the applicant, is intended to provide background music for ambience, not a night club type of atmosphere.

Parking: The addition of this new space would require 41 parking spaces. 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 2,274 spaces are provided, which is approximately 545 spaces more than the required number.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Stirr is a proven successful restaurant concept providing additional variety in terms of fare and atmosphere to this area. The proposed renovations will provide an update and improvement to the existing facades by providing transparency and activating the ground floor.

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

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



Case 1798-SUP/Stirr 2.0

May 21, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 21, 2019, voted to recommend approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only in order to permit a new two-story restaurant subject to the following condition:

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

Voting Aye: Dougan, Groce, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: Catalani

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none