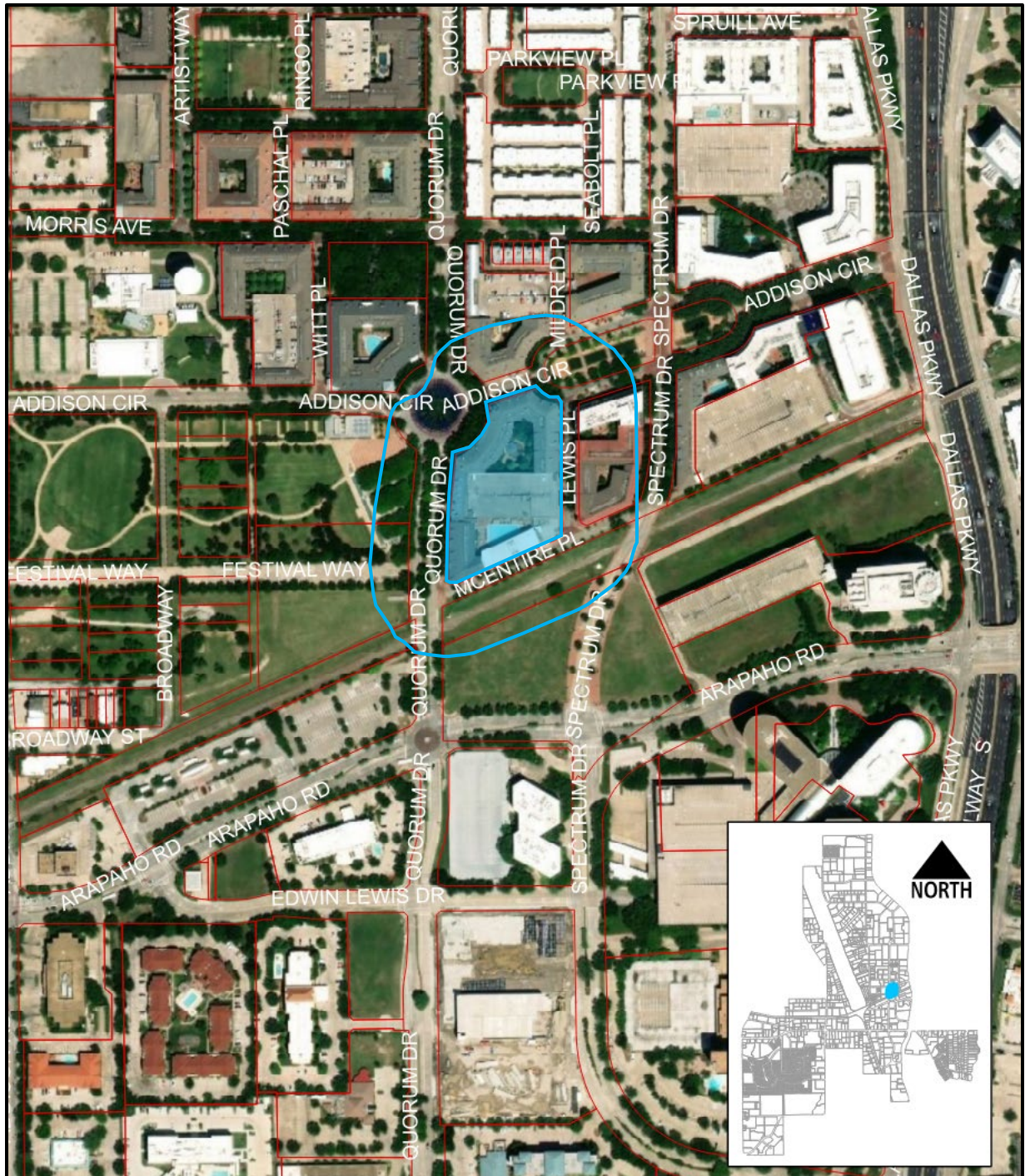


1804-SUP

PUBLIC HEARING Case 1804-SUP/EI Rincon. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5004 Addison Circle, which property is currently zoned Urban Center, UC, by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP



**DEVELOPMENT
SERVICES**

16801 Westgrove Drive
Addison, TX 75001

P.O. Box 9010
Addison, TX 75001

phone: 972.450.2880
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TOGETHER.**



November 13, 2019

STAFF REPORT

RE: 1804-SUP/El Rincon

LOCATION: 5004 Addison Circle

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

APPLICANT: Rick Na, El Rincon Mexican Kitchen and Tequila Bar

DISCUSSION:

Background: This address is for a ground floor restaurant space of the mixed-use building located on the south side of Addison Circle, between the Addison Circle Blueprints and Beckert Park. This property is zoned UC, Urban Center. This space has housed a variety of restaurant uses starting with Royal Spice in 1999, Kahlo's Mexican Restaurant, which closed in 2013, and most recently Taco Borracho, which closed earlier this year.

The new tenant, El Rincon Mexican Kitchen and Tequila Bar, is a locally owned Mexican restaurant with a vision for families, neighbors and foodies sitting side by side in a fun atmosphere. There are currently two other locations, Carrollton and Frisco. The applicant is proposing to close off the existing service counter and relocate and expand the bar area, which triggers the requirement for a new Special Use Permit (SUP).

It should be noted that when the previous tenant, Taco Borracho, was approved in 2014, the operator was allowed to expand the patio to approximately 5 feet 6 inches out from the edge of the building, into the right-of-way which currently serves as the sidewalk, per an Encroachment Agreement between the Town, Post Properties, and Taco Borracho. The new tenant does not want to pursue this agreement and will be moving the patio railing back to its original location, along the building's columns.

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant with the sale of alcoholic beverages for on-premises consumption only. The restaurant would total 3,826 square feet, inclusive of a 916 square-foot patio. The floor plan shows a large open dining and bar area, seating 98, and the outdoor patio seating 40.

Parking: Addison Circle is zoned as an Urban Center District, which requires a parking ratio of 1 space per 70 square feet for restaurants. The restaurant is required to have 55 parking spaces, which are provided in the public parking spaces in the garage.

Exterior Facades. The new tenant will not be making any changes to the existing brick façade but will be moving the existing patio railing outside of the right-of-way.

Landscaping: The landscaping around this site is in compliance with the ordinance.

RECOMMENDATION: APPROVAL WITH CONDITIONS

El Rincon is a growing locally owned restaurant that focuses on colorful signature dishes and promotes a family friendly atmosphere. El Rincon literally translates to “the corner,” which is quite fitting for the proposed location.

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 1804-SUP/EI Rincon

November 19, 2019

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 19, 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 restaurant with a patio 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: Catalani, Dougan, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none