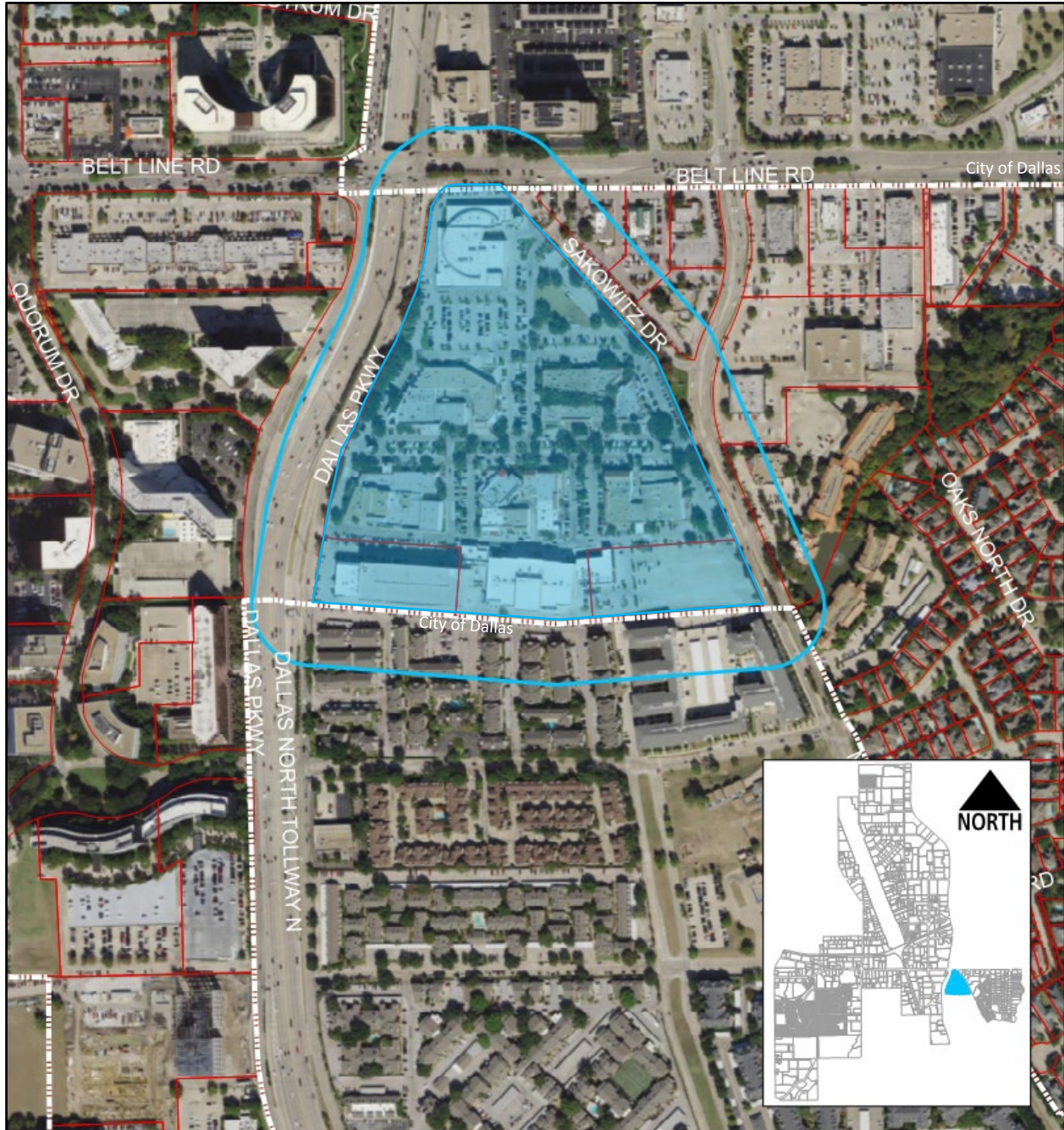


1810-SUP

PUBLIC HEARING Case 1810-SUP/Vidorra. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 410, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP





January 16, 2020

STAFF REPORT

RE: Case 1810-SUP/Vidorra
LOCATION: 5100 Belt Line Road Suite 410
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 restaurant with an expanded patio.
APPLICANT: Maxwell Fisher, Masterplan

DISCUSSION:

Background: This suite is a vacant restaurant previously occupied by Social House. Social House obtained a Special Use Permit (SUP) in 2010. At that time, Social House was permitted to remove four parking spaces in order to accommodate the expansion of the patio area in front of the suite.

The proposed new restaurant concept is called Vidorra, meaning “the good life.” Vidorra is a modern Mexican restaurant serving and an extensive cocktail program, in a modern eclectic atmosphere. Owned by Milkshake Concepts, the original Vidorra, and another concept called Stirr, are both currently located in Deep Ellum. An SUP for Stirr 2.0 was approved last Spring, directly across the drive isle from this suite, and is currently under construction.

Proposed Plan: The applicant is proposing to open an 8,295 square-foot restaurant, which will include major interior renovations, exterior improvements, and a patio expansion – from 1,716 square feet to 2,345 square feet. In order to accommodate the expanded patio square footage, the applicant is proposing to remove four parking spaces and an existing tree along the western frontage of this suite.

Floor plans show a large indoor/outdoor bar area with seating for 33, surrounded by a variety of seating options for dining, seating 126. The plans also include a smaller secondary bar and private dining area, seating 18. The floor plan shows six couches, to be suspended from the ceiling, with tables and benches, which have been confirmed to solely accommodate a dining experience. All tables have also been confirmed to be dining height.

The applicant is proposing to replace most of the existing stucco with brick and provide wood and metal accents. Vinyl roll down patio covers, in order to allow patio dining during inclement weather,

are proposed in accordance with the Town's requirements. The applicant is also proposing to install large planters around the perimeter of the patio.

Parking: The expanded space requires 34 parking spaces. Planned Development Ordinance O12-001 allows most uses to be parked at a ratio of 1 space per 250 square feet. The current site plan shows that 2,268 spaces are provided. Subtracting the 4 spaces proposed to be removed in order to accommodate the proposed patio expansion, the site would have a total of 2,264 parking spaces, approximately 513 spaces more than the required number.

It should be noted that in a separate zoning case for Village on the Parkway, the property owner is proposing a new office/retail building as well as site plan revisions that will reconfigure some of the existing parking. Through that request, the parking ratio may also change to 1 parking space per 225 square feet. If this separate zoning case is approved, the parking space provision for this site changes to 2,248, approximately 199 spaces more than the required number (without accounting for the 4 parking spaces to be lost through the Vidorra patio expansion).

While the overall parking count exceeds the requirement under either standard, due to the configuration of Village on the Parkway, the location of parking has been more of an issue than the total number of parking spaces. The bulk of the property's parking is in the parking structure on the southwest corner of the property. The Town has received many complaints from visitors and businesses within the center about the lack of convenient surface parking within the center. In this area of the property specifically, there are numerous existing restaurant related activities as well as new restaurant spaces still in development stages. This case contemplates the expansion of the existing restaurant patio, Stirr 2.0, across the drive aisle, is adding 10,110 square feet of restaurant space with seating for 276, there is a vacant restaurant suite adjacent to the proposed Vidorra suite, and another case has recently been submitted for a new restaurant space in between Pluckers and Stirr 2.0. Given the intensity of restaurant uses in this part of the property and history of parking concerns, Staff is hesitant to lose parking in this area.

RECOMMENDATION: **DENIAL**

Vidorra is a proven successful restaurant concept and is a welcome addition to the offerings at Village on the Parkway.

While Staff encourages new business opportunities and exterior improvements, this shopping center has a history of parking complaints and removing parking spaces along one of its primary drive aisles would further reduce the amount of surface parking in the core of the center. Additionally, since this property is significantly under landscaped, no existing landscaping should be removed, and, if any parking spaces are being removed, Staff believes they should be utilized toward bringing the property further into compliance with the Landscape Regulations instead of expanding buildable square footage. Based on these issues, Staff recommends denial of the request, but would be supportive of a request to remodel the existing space while maintaining the current patio size.



Case 1810-SUP/Vidorra

January 21, 2020

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 21, 2020, voted to recommend approval of a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises consumption only subject to the following conditions:

- Prior to the issuance of a Certificate of Occupancy, the restriping of the existing main drive aisle parking area shall be completed.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Voting Aye: Catalani, Craig, DeFrancisco, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none