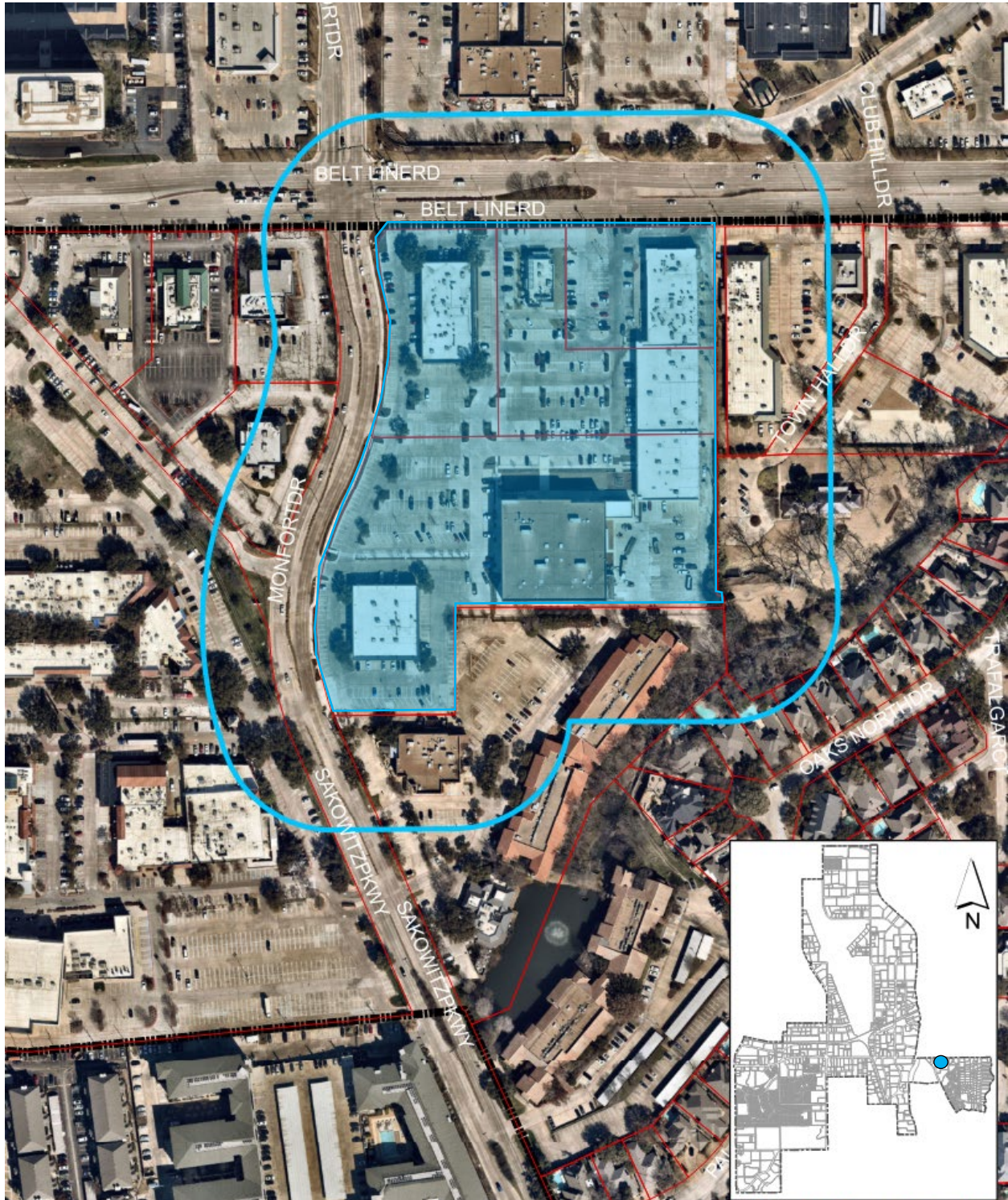


# 1822-SUP

**PUBLIC HEARING** Case 1822-SUP/The Biscuit Bar. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5294 Belt Line Road, Suite 106, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

## LOCATION MAP





March 11, 2021

**STAFF REPORT**

RE: 1822-SUP/The Biscuit Bar

LOCATION: 5294 Belt Line Road, Suite 106

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

APPLICANT: Jake Burkett, The Biscuit Bar

DISCUSSION:

Background: This proposed restaurant is situated within the Prestonwood Place shopping center, which is located at the southeast corner of Belt Line Road and Montfort Drive. This center was recently rezoned to PD, Planned Development, through Ordinance O19-22, to allow for renovation of the existing buildings in an effort to attract a broader mix of tenants.

A new tenant, The Biscuit Bar, is interested in a ground floor lease space in Building D, the former Service Merchandise building. This building has recently undergone significant renovation to accommodate ground floor retail and restaurant tenants, with office above. The Biscuit Bar is proposing a restaurant with the sale of alcoholic beverages for on premises consumption only, which triggers the requirement for a new Special Use Permit (SUP).

The Biscuit Bar is a fast-casual southern style restaurant open for breakfast, lunch, dinner and late nights, offering biscuits, tots and taps. Their menu features an assortment of savory and sweet biscuit sandwiches made from scratch, in house, craft cocktails, and locally sourced brews, cold brew coffee or kombucha, all offered on tap.

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 new restaurant space would total 3,482 square feet, inclusive of a 386 square-foot outdoor patio area. The floor plan shows a large open concept dining area, with a central bar area and a service counter along the back wall. The interior dining room seats 123 and the outdoor patio seats 34.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 200 square feet across all uses. Based on the center's total square footage, inclusive of the new tenant space, it requires 675 parking spaces. There are currently 768 parking spaces provided on site, exceeding the minimum parking required by the PD district.

Exterior Facades. Improvements to the building façade were completed with the overall improvements to the building. The new tenant proposes minor painting, signage, and exterior lighting refinements to Suite 106.

Landscaping: The landscape plans were recently reviewed through the rezoning process for the shopping center. As improvements have occurred, the development team has worked to maximize compliance with the Town’s landscape requirements.

Signs. While signs are not approved through the SUP process, Staff would note that the term “bar” is a prominent part of this restaurant’s identity and its signage. During a typical SUP review process, the Town often prohibits terms or graphic depictions that relate to alcoholic beverages in any exterior signage. However, in similarly situated cases in the past, where the tenant’s main focus is specifically on the food concept and not alcoholic beverages, the term “bar” has been equated to the use of terms such as “salad bar” or “dessert bar.”

In this case, the term “bar” should not be eliminated from the restaurant’s exterior signage specifically for this tenant’s business name, “The Biscuit Bar.” However, any other terms or graphic depictions that relate to alcoholic beverages shall be prohibited in any exterior signage.

#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The Biscuit Bar is one of several new tenants that are expected as a result of the rezoning of this shopping center. This is a modern and unique concept that will be a great addition to the evolving Prestonwood Place shopping center.

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, with the exception of their full business name “The Biscuit Bar”



Case 1822-SUP/The Biscuit Bar

March 16, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 16, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5294 Belt Line Road, Suite 106, which property is currently zoned Planned Development (PD), through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on-premises consumption only, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage, with the exception of their full business name, "The Biscuit Bar"

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none