

The Biscuit Bar Special Use Permit (1822-SUP)

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

ADDISON

Case 1822-SUP The Biscuit Bar

ADDISON

LOCATION:

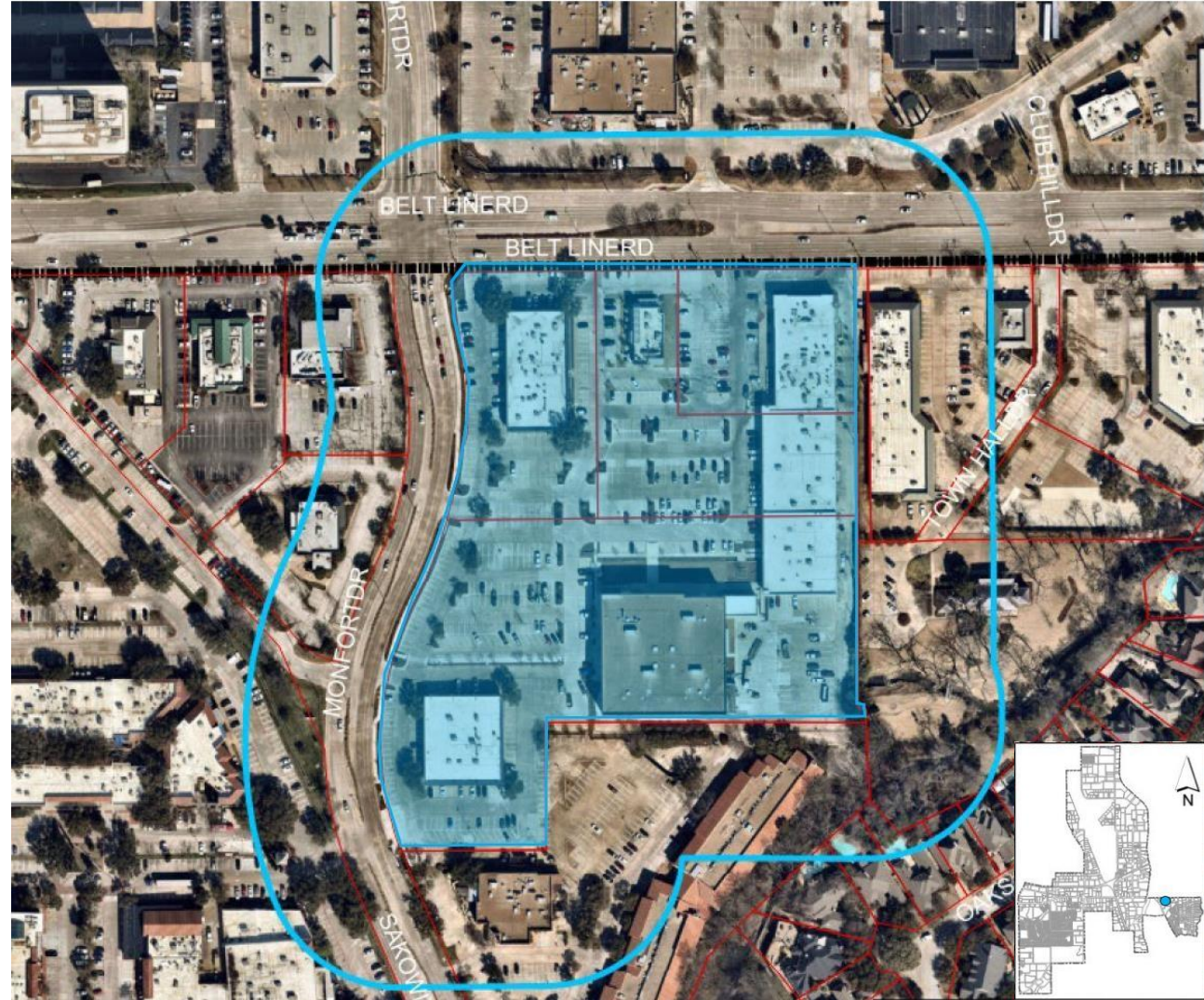
5294 Belt Line Road, Suite 106

REQUEST:

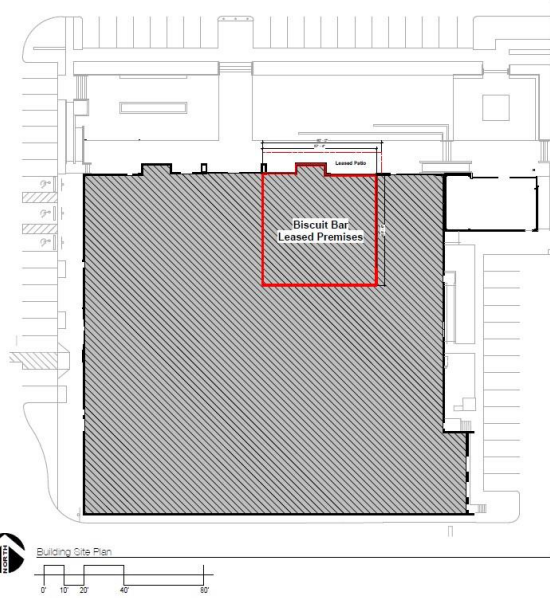
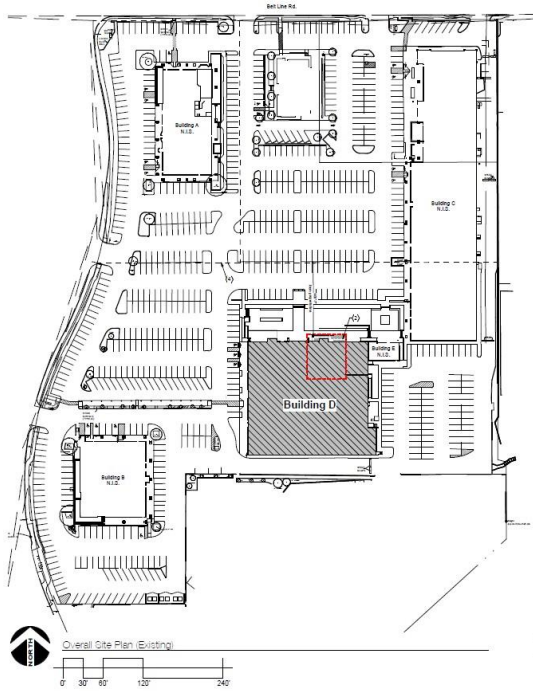
Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, to permit a new restaurant with a patio.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed use and associated site conditions at the subject property.



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Interior Tenant Improvement Area: 3,096 SF
 Improved Patio Area: 386 SF
 Total SUP Floor Area: 3,482 SF

Lot Area (SF)	75,571
Lot Area (Acres)	10.98
Existing Zoning	PD
Proposed Use	Restaurant
Building Area (SF)	135,000
Lot Coverage	21.8%
Parking Ratio	1/200
Required Parking	675
Provided Parking	768
Staff Size	8.5 x 17

Handicap parking is provided in accordance with ADA Standards

Dumpster enclosure is existing and not within scope of project

GENERAL NOTES - SITE PLAN

- Do not color drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- All site in existing and shall not be modified within scope of project.
- Architectural site plan is provided to show the relationship of the architectural elements and to provide plan and elevation reference only.
- GC to submit a final landscape plan to Caterpillar Group for approval. Caterpillar must approve the layout, existing construction methods, materials and plants prior to commencement of work.
- GC to determine the final extent, construction and anchoring of all temporary barriers. Egress/access doors shall be provided and coordinated as required.
- The Contractor is to promptly repair all damage caused by the construction or demolition of the temporary barriers with matching materials, finish and color.

KEYNOTES - SITE PLAN (4)

- Not in Scope
- Interior Finish, Note to Plans and Details
- Contracted for separate property use.

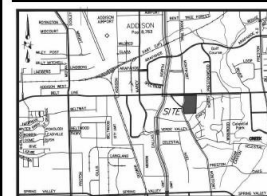
TOWN OF ADDISON SITE PLAN NOTES

- All work shall be done in accordance with the Town of Addison and will require revision to any corresponding plans to comply with the Town of Addison.
- Buildings with an aggregate area of 1,000 square feet or greater in an area that has existing buildings shall be subject to the Town of Addison's existing building code. All buildings shall be subject to the Town of Addison's existing building code.
- All signs shall be subject to Town approval.
- All signs and materials shall be shown on the site plan and are subject to Building Inspection Division approval.

AREA BREAKDOWN

Front of House:	1,821 SF
Back of House:	1,275 SF
Interior Floor Area:	3,096 SF
Patio Area:	386 SF
Total SUP Area:	3,482 SF

VICINITY MAP



ACTION	
APPROVED	DENIED
STAFF	Date _____ Initials _____
COUNCIL	Date _____ Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.



OWNER
 The Biscuit Bar, LLC
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 Plano, TX 75023
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 Columbus, OH 43215
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 Email: josh@designcollective.com

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CONSTRUCTION MANAGER
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 Contact: Adam Harris-Bostrom
 Tel: (469) 872-0883
 Email: adam@foxgm.com

PROJECT STATUS
 P&Z Submission

APPROVED
 TOWN OF ADDISON
 STATE OF TEXAS

Shirley Williams, Mayor
 Braden Smith, City Manager

Town Project #1822-SUP
 The Biscuit Bar - Addison, TX (TX 112)
 The Biscuit Bar, LLC
 5200 W. Park Blvd, Suite 108
 Addison, TX 75014 (Dallas County)

REVISIONS

#	Description	Date

INITIAL ISSUE DATE
 12/18/2020
 REVISED BY
 12/19/21

Architectural Site Plan
A0

PROJECT HISTORY:

June 2019 – Rezoned to PD to support reinvestment in Prestonwood Place

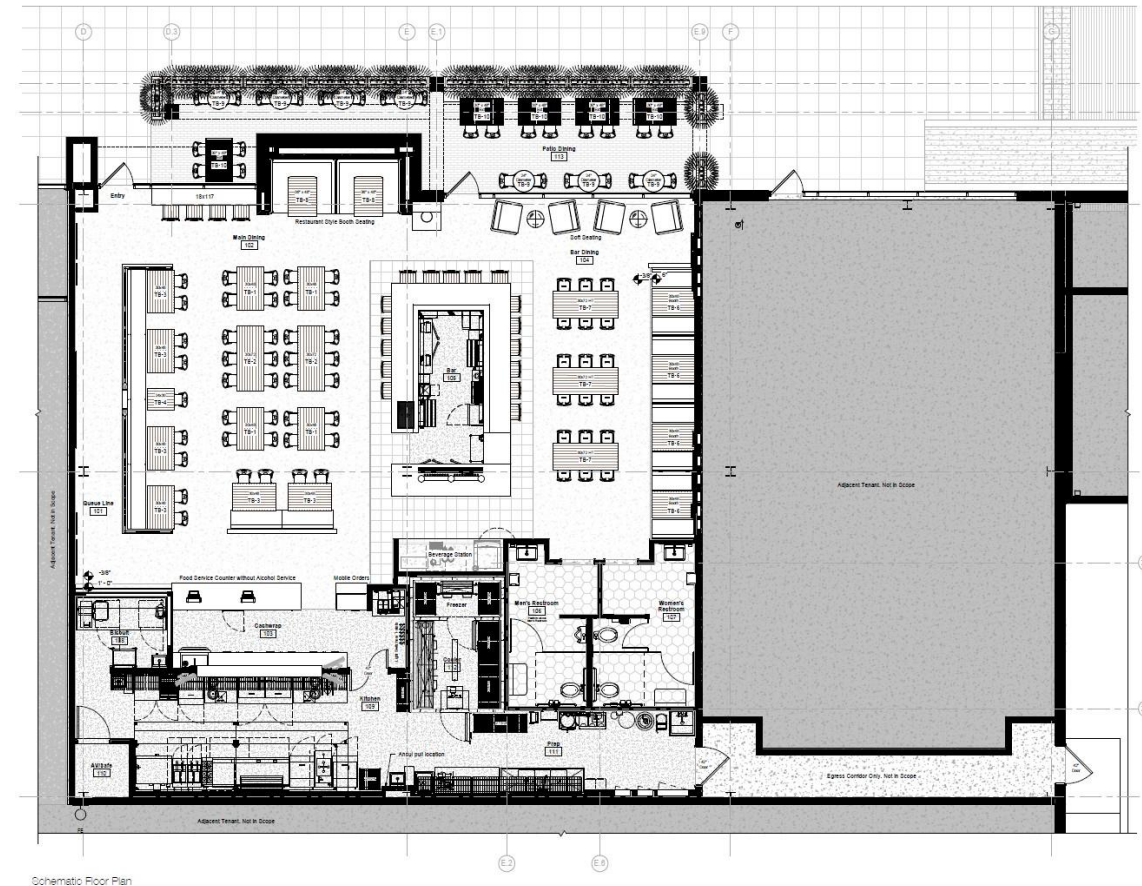
Present – Ongoing renovation of former Service Merchandise building, creating space for this use, plus recently opened Mendocino Farms and office space for Catapult Health

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Restaurant Use:

- 3,096 SF of interior floor area
- 386 SF of patio space
- Seating for 123 indoors, 34 on the patio
- Offers alcohol sales for on premises consumption



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ADDISON



PARKING:

Overall site exceeds PD parking requirements by 93 spaces

OPEN SPACE AND LANDSCAPE:

Plans comply with landscape requirements of the PD

EXTERIOR APPEARANCE:

Façade improvements were largely completed with the overall building improvements; changes resulting from tenant finish out comply with the PD

SIGNS:

Use of the term “BAR” in exterior signage shall only be used in association with their business name

RECOMMENDATION:

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”