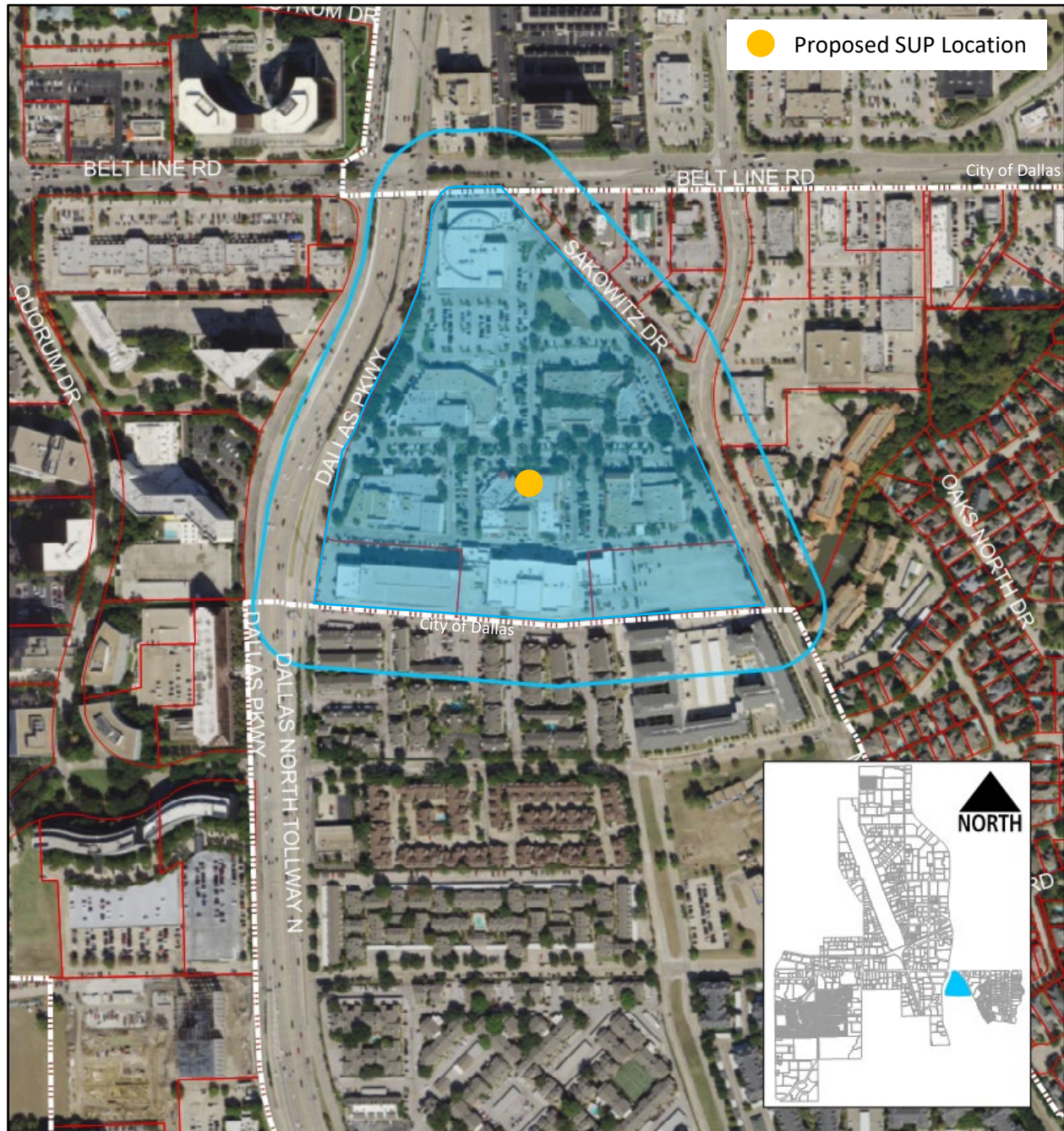


1828-SUP

PUBLIC HEARING Case 1828-SUP/District. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 544, which property is currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

LOCATION MAP





May 13, 2021

STAFF REPORT

RE: 1828-SUP/District

LOCATION: 5100 Belt Line Road, Suite 544

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: Polo Padilla, ID Studio4, LLC

DISCUSSION:

Background: This proposed restaurant is situated within the Village on the Parkway shopping center, which is located at the southeast corner of Belt Line Road and Dallas Parkway. This center is zoned PD, Planned Development, through Ordinance 012-002, and as recently amended by Ordinance O20-08, which allowed for the construction of an additional nonresidential building and associated mobility, landscape, and parking improvements.

A new restaurant tenant, District, has requested to improve and occupy Suite 544, a 3,824 square foot lease space located in the southern quadrant of the center, situated between Lazy Dog and Stirr. This space is now vacant, but it was previously occupied by Mercy. District is a restaurant that will include the sale of alcoholic beverages for on premises consumption only. For the previous tenant, a Special Use Permit (SUP) was first granted in 2002 for the establishment of the restaurant and to permit the sale of alcoholic beverages for on premises consumption. An additional SUP was granted in 2011, to permit the sale of beer and wine for off-premises consumption. Due to changes proposed to the interior floor plan, a new SUP is required.

District was founded in Northern California in February 2007 and it has locations in San Francisco, Oakland, and San Jose. The dining concept pairs globally inspired shareable plates with an extensive and diverse wine and whiskey program. The proposed operating hours for the Addison location are 11 am – 10 pm, with closing extending to midnight on Fridays and Saturdays.

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 space would total 3,824 square feet, inclusive of a 716 square-foot uncovered, outdoor patio area. The floor plan shows a large open concept dining area, with a central bar area and a small lounge dining area adjacent to the bar. The interior dining room seats 94 and the outdoor patio seats 40.

Parking: This property is zoned PD, which requires a mixed-use parking ratio of 1 space per 225 square feet of gross floor area across all uses, with the exception of the movie theatre, which shall be parked at 1 space per three theatre seats. Based on the center’s total square footage,

inclusive of this tenant space, it requires 2,049 parking spaces. There are currently 2,268 parking spaces provided on site, exceeding the minimum parking required by the PD district.

Exterior Facades: The façade plans largely retain the design of the existing façade, with minor refinements being made via painting and the provision of new patio furnishings. The applicant does plan to remove the existing patio cover.

Landscaping and Open Space: This tenant space is fronted by three mature street trees and is adjacent to a large landscape area situated between the patio and an adjacent restaurant. No additional landscape or open space improvements are required to support this existing tenant space.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

As pandemic conditions continue to improve, Addison will continue to see a decline in restaurant vacancies throughout the Town. District is symbolic of this trend, offering a vibrant and communal dining experience that will further diversify the Village on the Parkway dining offerings.

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 1828-SUP/District

May 18, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 18, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 544, which property is currently zoned PD, Planned Development, through Ordinances 012-002 and O20-08, 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

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