

**District
Special Use Permit
(1828-SUP)**

The logo for the City of 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 1828-SUP District

ADDISON

LOCATION:

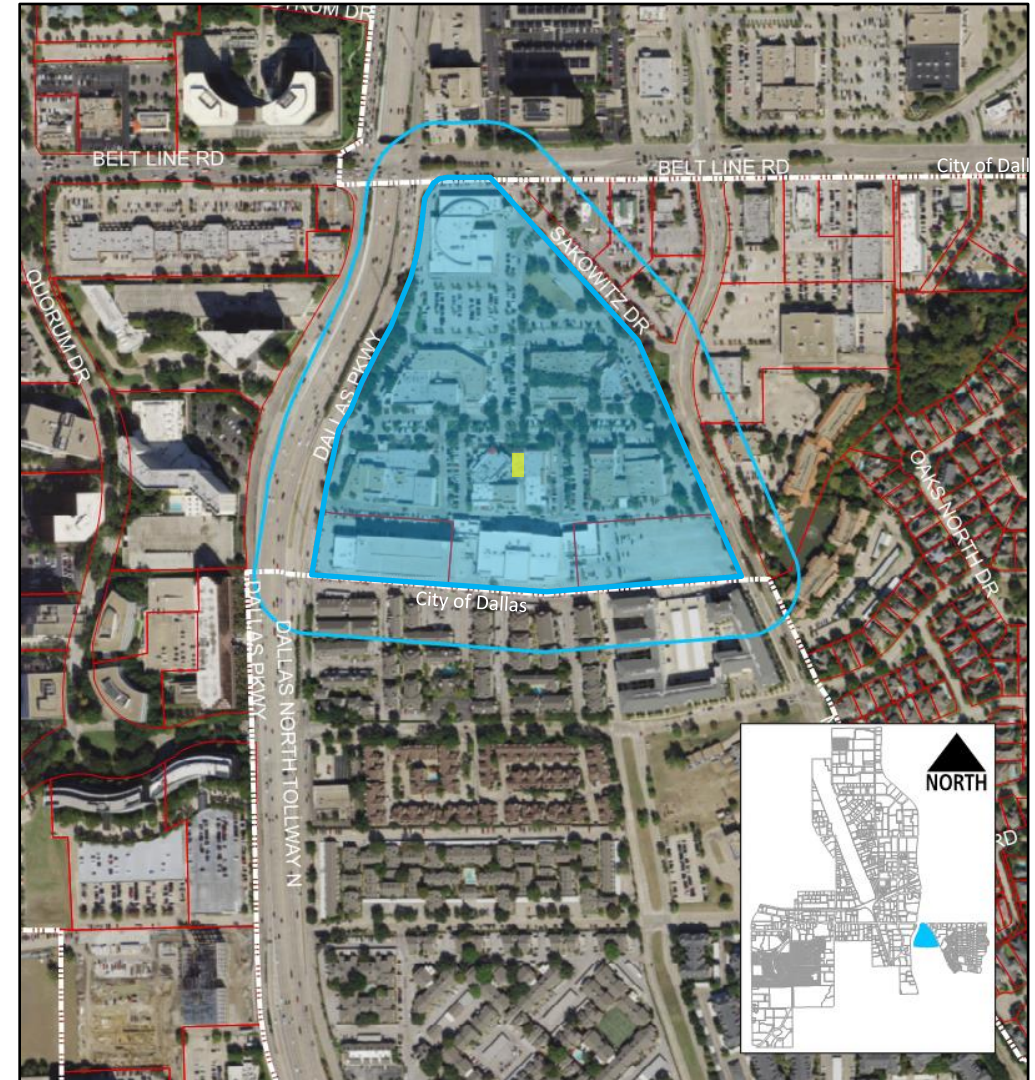
5100 Belt Line Road, Suite 544.

REQUEST:

Approval of a Special Use Permit for a restaurant with the sales 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 restaurant use/sale of alcoholic beverages for on-premises consumption, and associated site conditions at the subject property.



Case 1828-SUP District



TOWN OF ADDISON SITE PLAN NOTES:

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 5,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL STORAGE IS SUBJECT TO TOWN APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

SITE DATA SUMMARY	
ZONING	PD (PLANNED DEVELOPMENT)
SITE AREA	31.61 ACRES
PROPOSED USE	RESTAURANT
BUILDING AREA	3,521 SQ. FT.
BUILDING HEIGHT (1 STORY)	22'-0" MAX. ROOF HEIGHT
BY LANDLORD - VILLAGE ON THE PARKWAY DEVELOPMENT	
TOTAL BUILDING AREA INCLUDING GARAGE	626,112 SF
GROSS - LEASABLE AREA (GLA) TOTAL	408,382 SF
USA THEATER PD	384,677 SF
USA THEATER	43,705 SF
PER 1 SPACE / 225 SF OF AREA - REGARDLESS OF USE	
EXISTING THEATER PARKING REQUIRED W/PATIO	1,621 SPACES
THEATER PARKING	
1 SPACE / 3 SEATS	
THEATER SEAT COUNT	1,282 SEATS
PARKING REQUIRED	428 SPACES
TOTAL PROJECT PARKING FABRICATIONS	
REQUIRED:	
PD USES = 1 SPACE / 225 SF	1,621 SPACES
THEATER	428 SPACES
TOTAL REQUIRED:	2,049 SPACES
EXISTING:	
SURFACE	1,646 SPACES
GARAGE	422 SPACES
TOTAL PROVIDED:	2,068 SPACES
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.	

DEVELOPMENT SITE PLAN
NOT TO SCALE

SITE VICINITY MAP
NOT TO SCALE

idstudio
1000 WEST 17TH STREET, SUITE 101
WAXAHACH, TEXAS 75165
WWW.IDSTUDIO.COM

DISTRICT RESTAURANT GROUP
ADDRESS: 5100 BARK LANE, SUITE 544
ADDISON, TEXAS 75124
CONTACT: JIM PARGENTHA

DISTRICT - ADDISON VILLAGE ON THE PARKWAY
5100 BARK LANE, SUITE 544
ADDISON, TEXAS 75124
CLIENT: DISTRICT RESTAURANT GROUP
Jim Pargentha

idistrict

Exb1-A0.4
SUP
SITE PLAN

A0.4

GROSS AREA
BUILDING = 3,108 SQ.FT.
PATIO 716 SQ.FT.
TOTAL = 3,824 SQ.FT.

idistrict

PROJECT HISTORY:

2012 – Rezoned to PD to support reinvestment in Village on the Parkway

2020 – PD Amendment to support an additional nonresidential building and landscape, mobility, and parking improvements

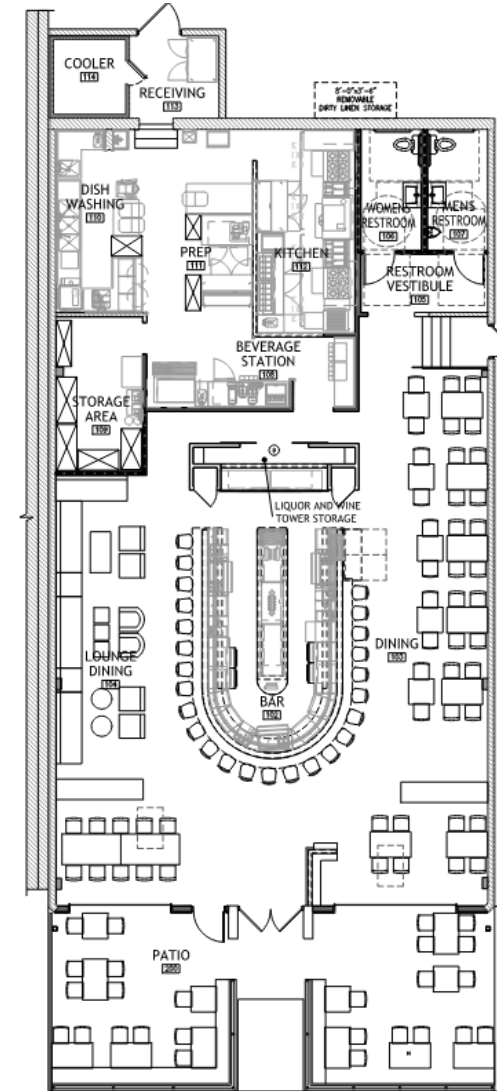
Present – District proposes to occupy and improve former Mercy Wine Bar tenant space, which had SUPs for sale of alcohol for on- and off-premises consumption

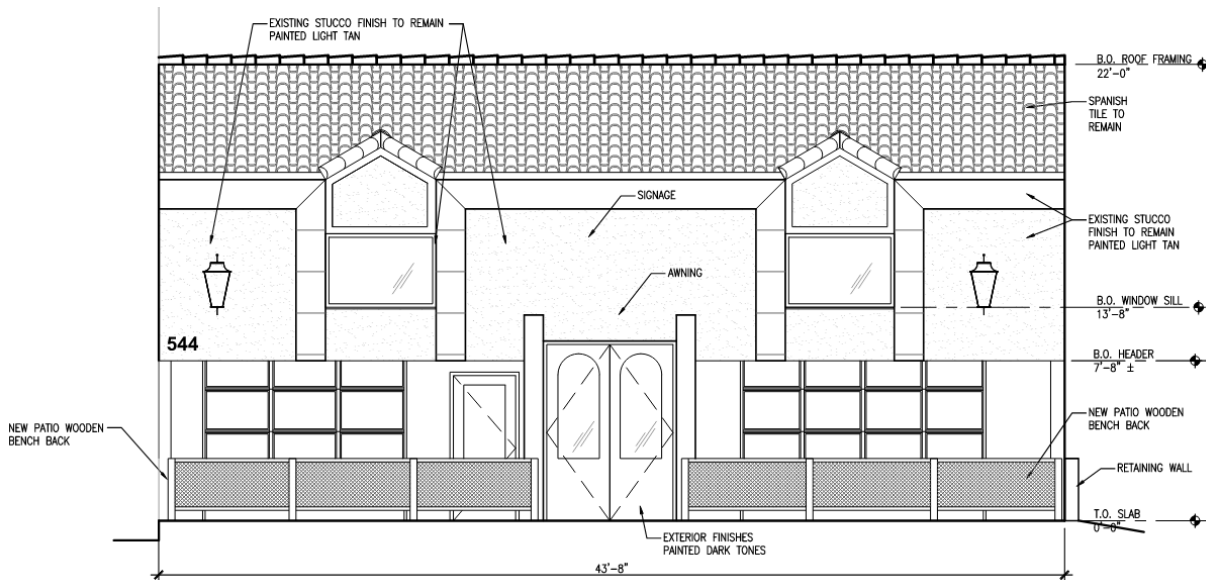
Case 1828-SUP District

ADDISON

Restaurant Use:

- 3,108 SF of interior floor area
- 716 SF of uncovered patio space
- Seating for 94 indoors, 40 on the patio
- Alcohol sales for on-premises consumption only





PARKING:

Overall site exceeds PD parking requirements by 219 spaces.

OPEN SPACE AND LANDSCAPE:

Existing street trees and landscape areas at the building frontage satisfy landscape requirements for this site.

EXTERIOR APPEARANCE:

The applicant intends to retain the existing façade design, with the exception of painting and removal of the existing patio cover.

Case 1828-SUP District

ADDISON

PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 5.

FOR: None.

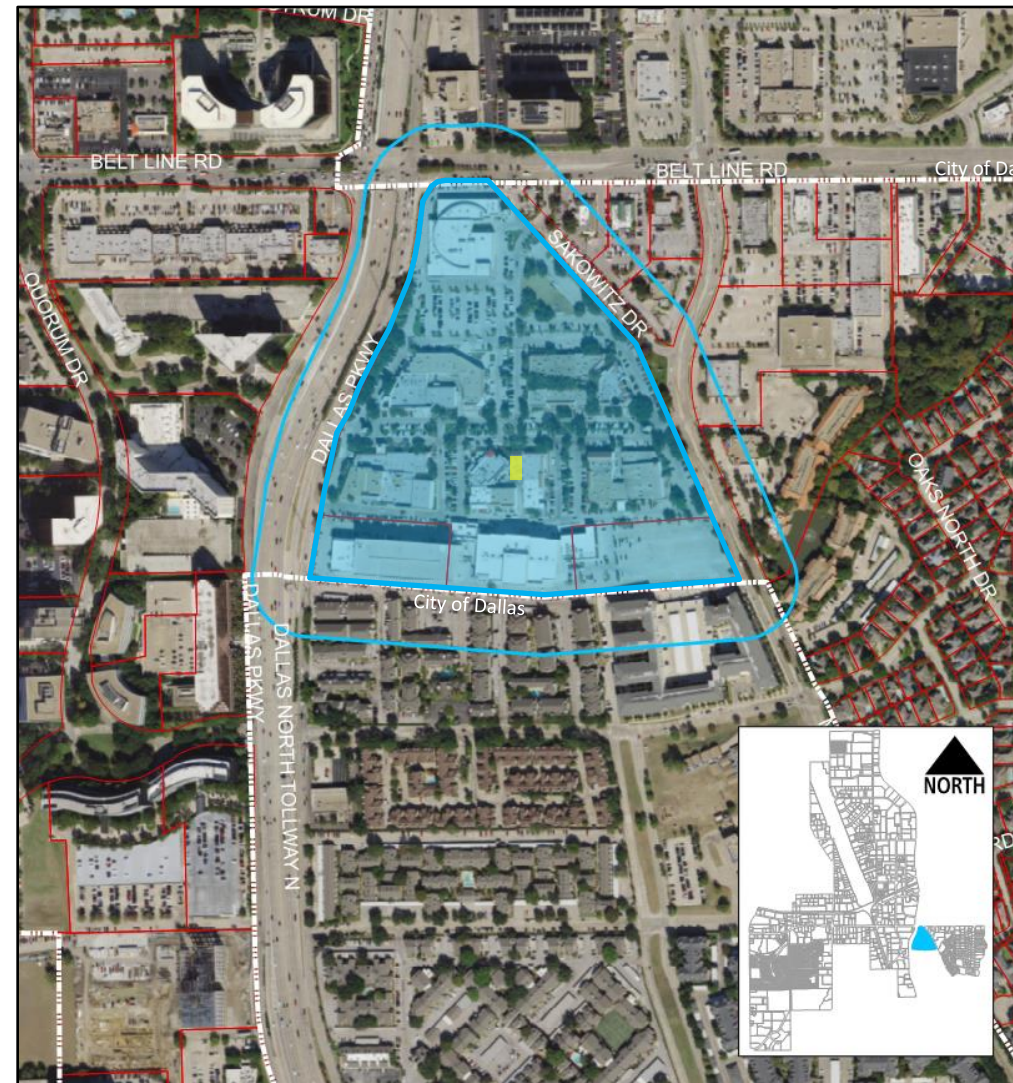
AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0, with conditions:

- No terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



RECOMMENDATION:

Staff recommends **approval of the request, with the following condition:**

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage
- Ordinances 002-039 and 011-019 - addressing alcohol sales for Mercy Wine Bar - are repealed