

**Loro Asian  
Smokehouse  
PD Rezoning and  
Special Use Permit  
(1832-Z)**

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

# Case 1832-Z Loro Asian Smokehouse

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## LOCATION:

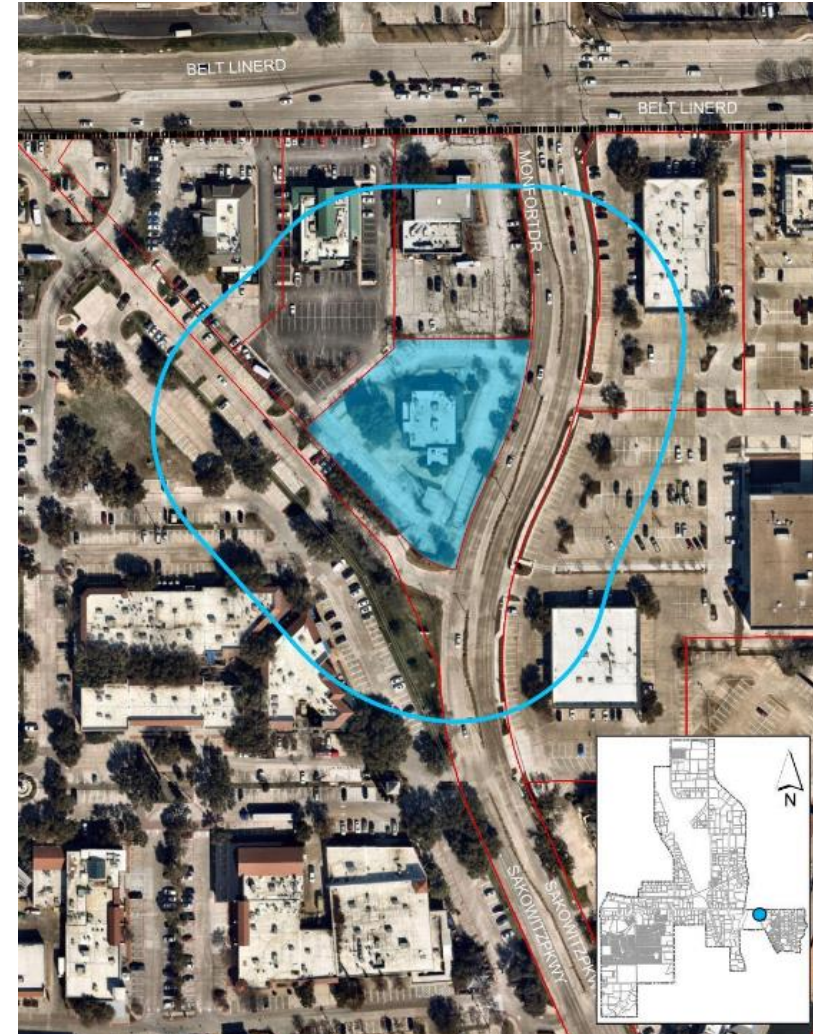
14999 Montfort Drive

## REQUEST:

To rezone the property from Local Retail (LR) to a Planned Development District (PD) with modified LR District standards, and a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed PD rezoning, SUP request, and associated site design.



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## PROJECT HISTORY:

1996 – SUP was approved to allow The Flying Saucer to occupy existing space

Present – Vacant, following the closure of The Flying Saucer during the pandemic, applicant proposes to demolish the existing building and to construct a new restaurant

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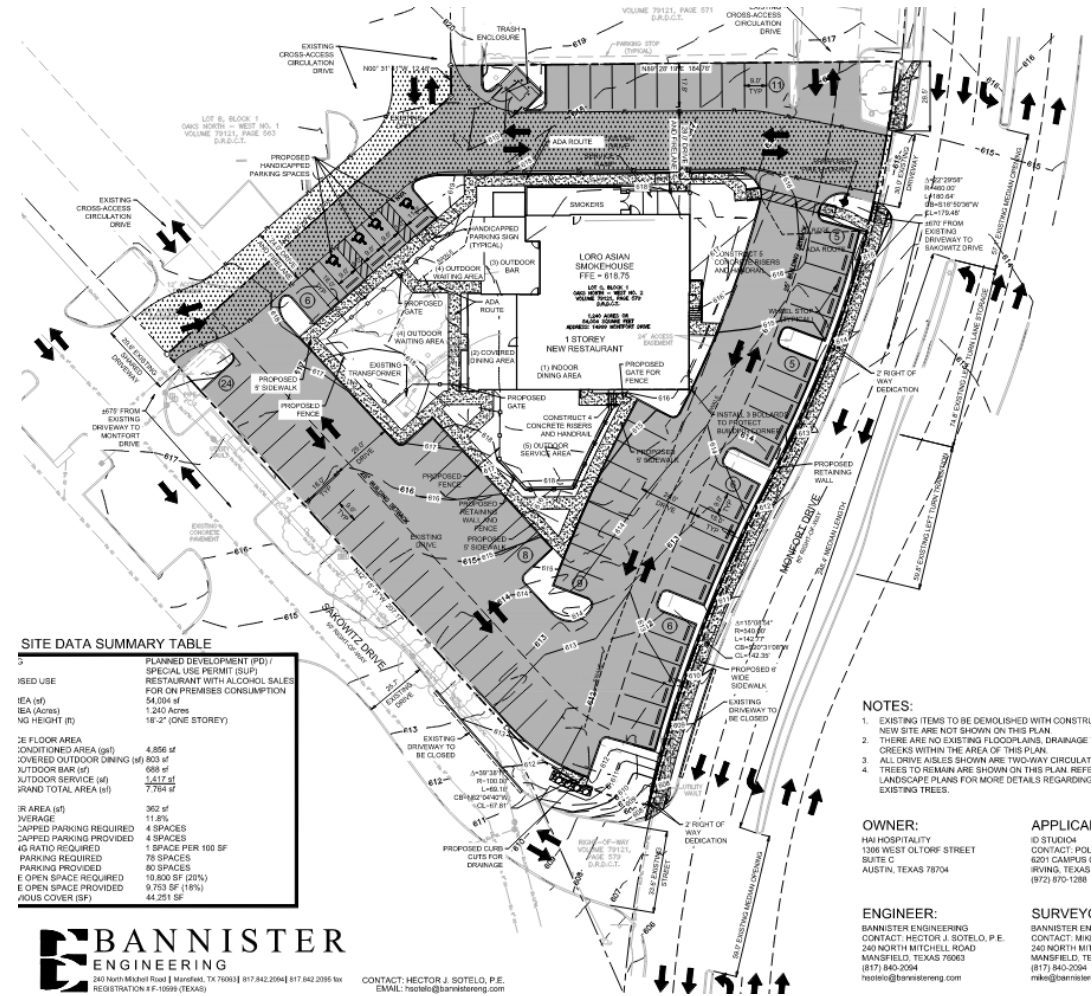
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## Proposed Use

- Restaurant with a patio for outdoor service
- Alcohol sales for on-premises consumption

## Proposed Zoning:

- Planned Development with modified Local Retail (LR) District Standards
  - Parking Ratio of 1 space per 100 square feet of service area
  - Screened outside storage for smoker wood
  - Modified landscape buffer, landscape area, and Montfort Drive streetscape standards to account for existing site constraints

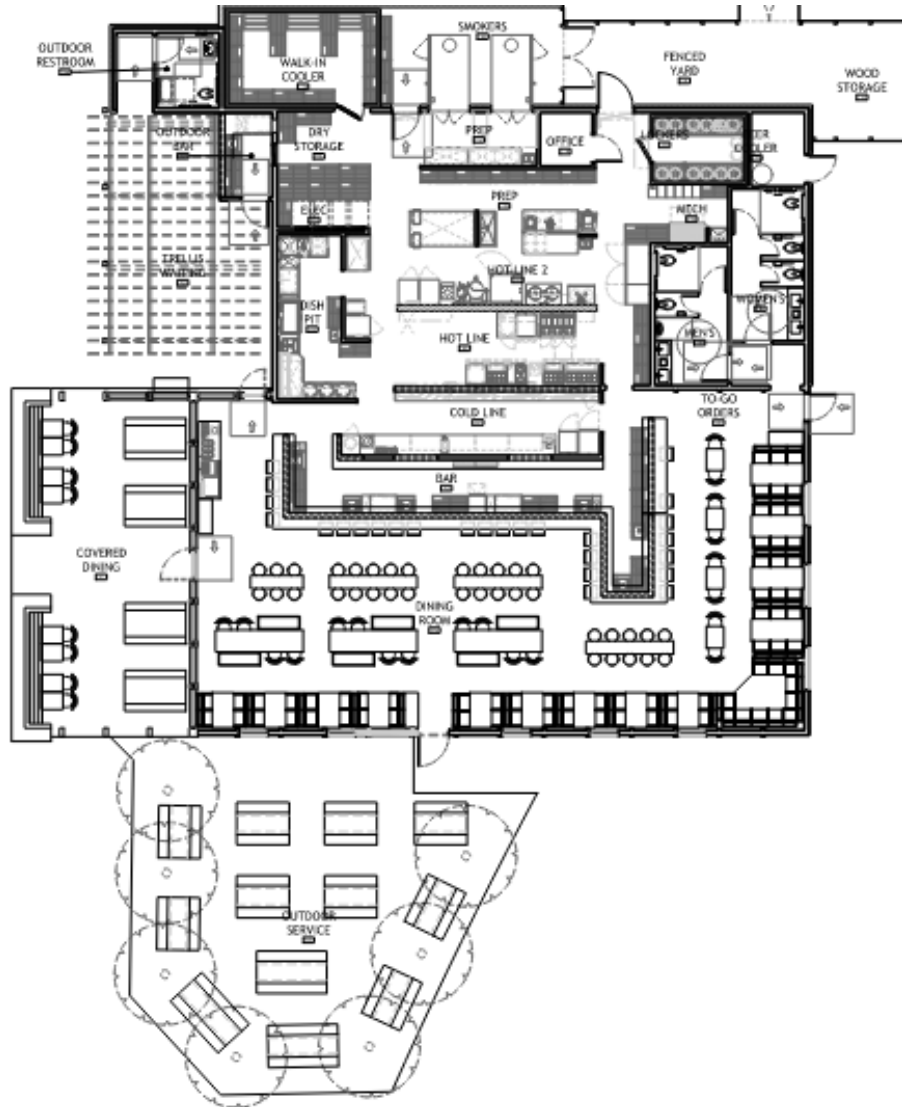


**BANNISTER ENGINEERING**  
340 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10989 (TEXAS)

CONTACT: HECTOR J. SOTELLO, P.E.  
EMAIL: hjosello@bannistereng.com

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## Restaurant Floor Plan:

- Total Service Area = 7,764 SF
  - 4,856 SF of interior, air-conditioned floor area
  - 803 SF covered patio
  - 1,417 SF uncovered patio
  - 688 SF waiting area with outdoor bar service
- Exterior yard space for smoker and wood storage
- Total Seating Capacity – 282 guests
  - Interior – 164 guests
  - Exterior – 118 guests

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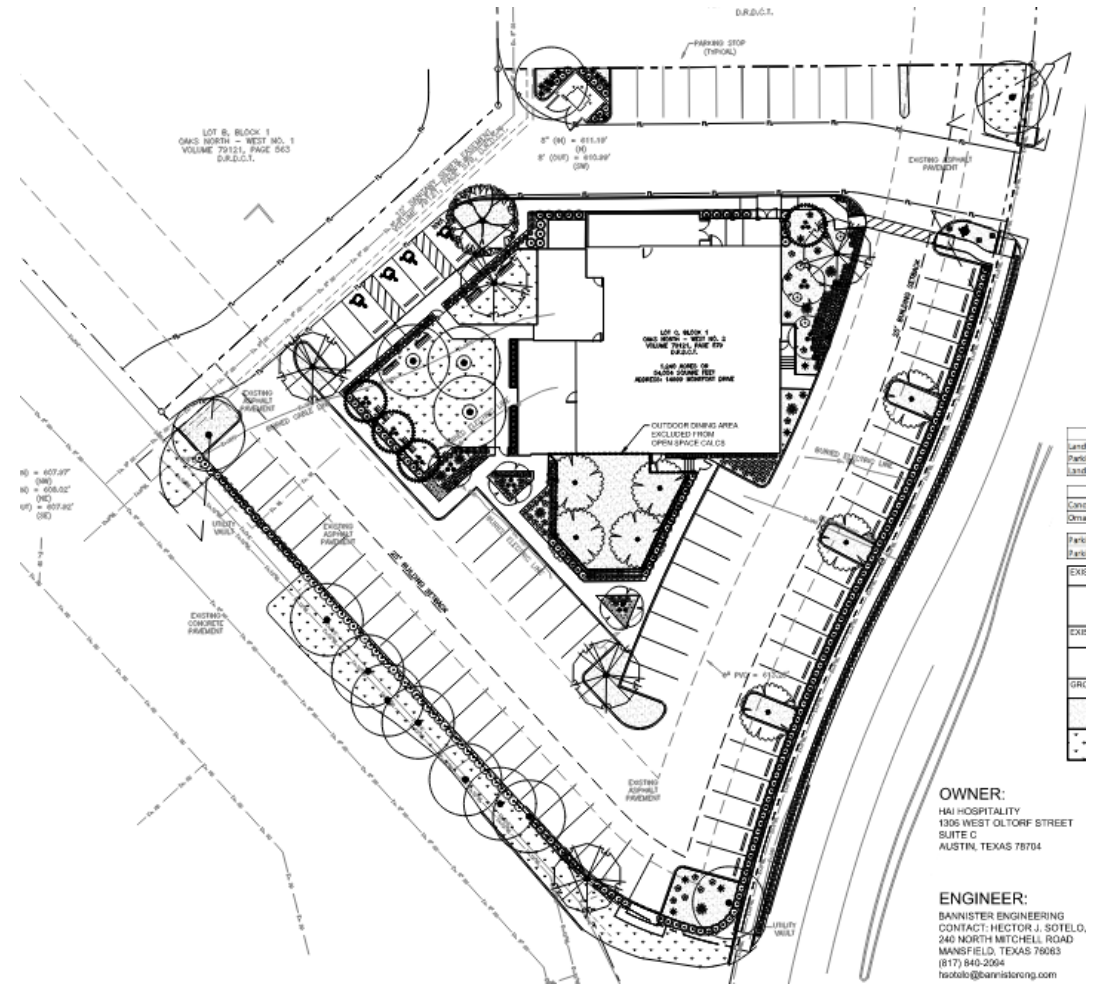
## PARKING:

Site exceeds proposed PD parking requirements by 2 spaces

## OPEN SPACE AND LANDSCAPE:

Plans increase landscape coverage from 17.6% to 18.1% and upgrades the Montfort streetscape to partially comply with the Master Transportation Plan

- Includes 6' sidewalk and 3' parkway, additional trees planted in parking lot and patio area
- Trees removed in excess of trees planted will need to be further mitigated



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NORTH EAST



SOUTH



## Façade Plan:

- Current façades primarily comprised of wood siding
- Proposed façades implement Loro's Texas Dance Hall theme
- Mix of board and batten siding, masonry, CMU block, and concrete
- Dumpster enclosed in CMU block screening enclosure and oriented away from Montfort

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## 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: 7.

**FOR:** None.

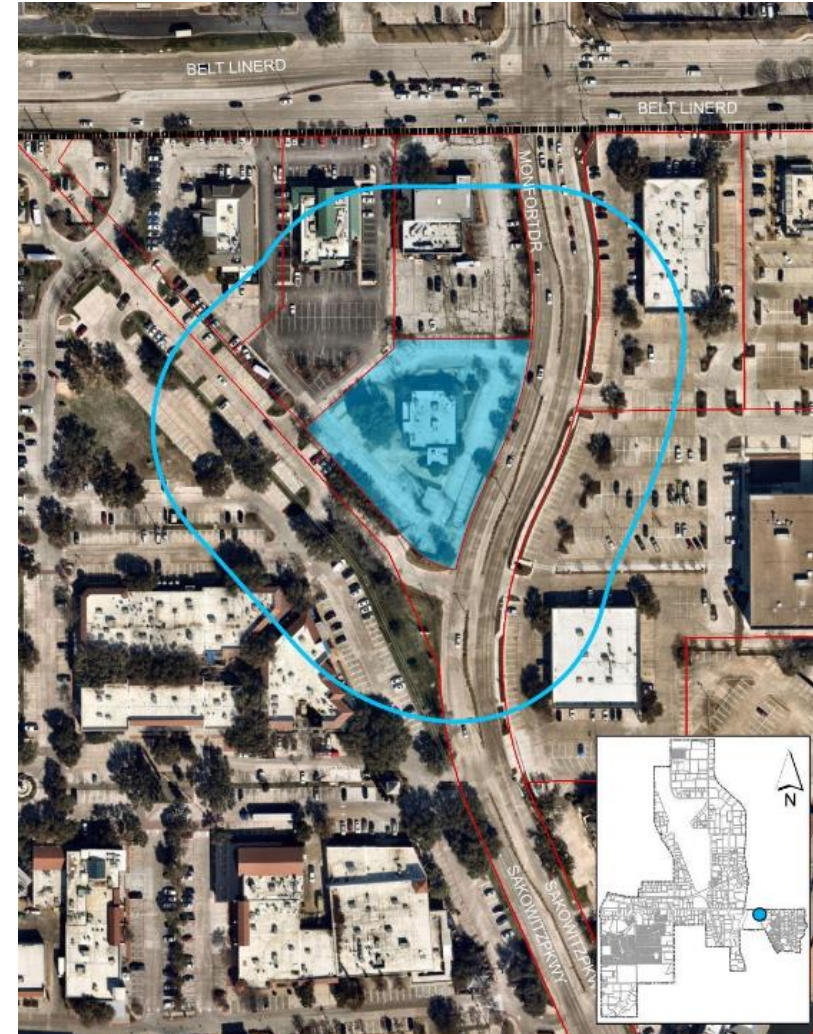
**AGAINST:** None.

**NEUTRAL:** None.

## PLANNING & ZONING COMMISSION ACTION

Approval: 6 – 0, with conditions:

- No terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Previously approved SUP Ordinances 430 and 095-032 are repealed





## 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
- Previously approved SUP Ordinances 430 and 095-032 are repealed