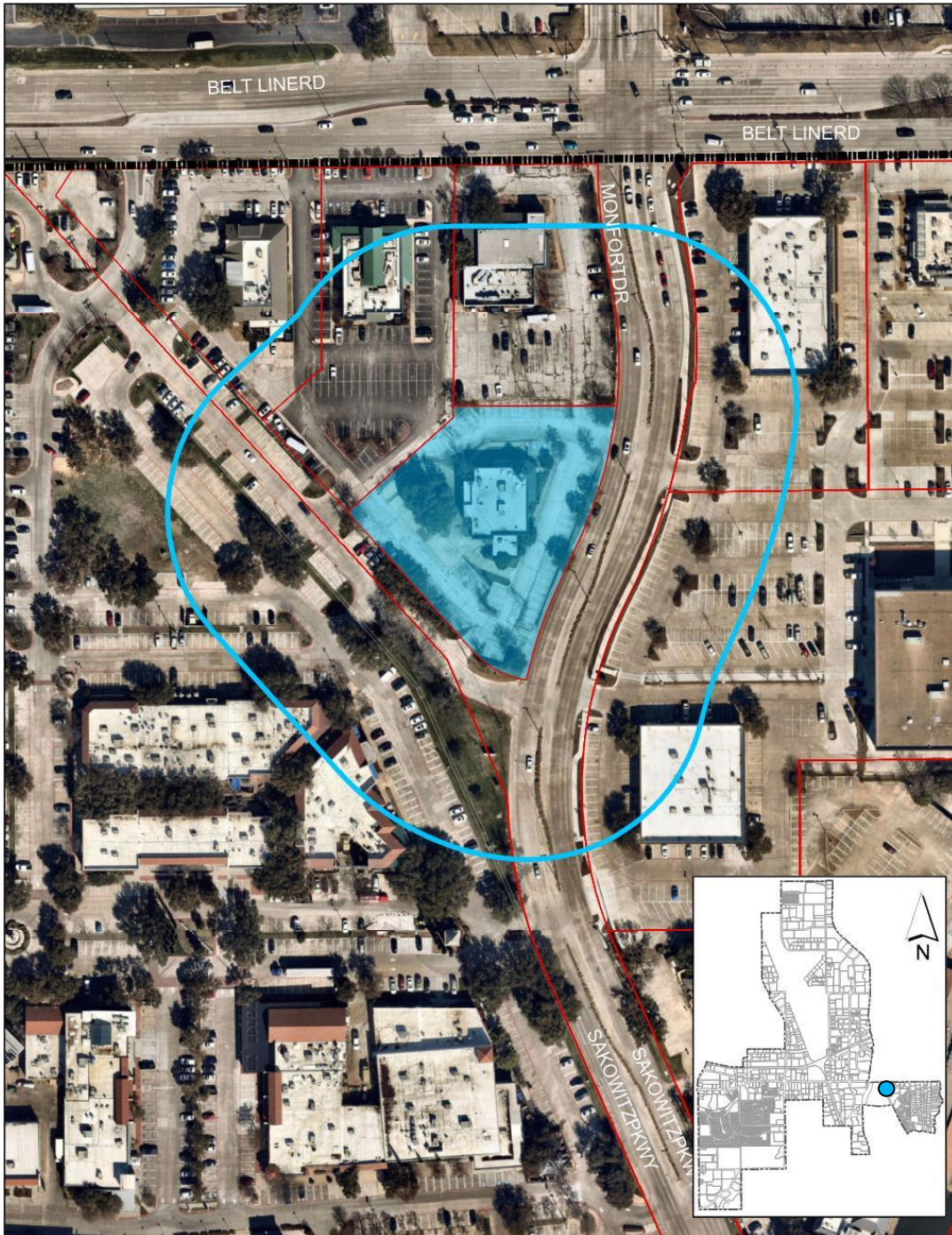


1832-Z

PUBLIC HEARING Case 1832-Z/Loro Asian Smokehouse. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 1.24 acre property located at 14999 Montfort Drive, from Local Retail (LR) to a Planned Development (PD) District with modified LR District standards, and approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on premises consumption only.

LOCATION MAP





August 13, 2021

STAFF REPORT

RE: 1832-Z/Loro Asian Smokehouse

LOCATION: 14999 Montfort Drive

REQUEST: Approval 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.

APPLICANT: Polo Padilla, ID Studio4, LLC

DISCUSSION:

Background: This request is specific to the 1.24 acre property located at 14999 Montfort Drive, which is zoned Local Retail and has an existing Special Use Permit (SUP) (Ordinance No. 095-062) for a previous restaurant concept with alcohol sales for on-premises consumption. The property currently houses a vacant restaurant building, formerly occupied by The Flying Saucer.

The applicant, Loro Asian Smokehouse, is an Austin-based restaurant concept established by award-winning chefs Tyson Cole (Uchi and Uchiko) and Aaron Franklin (Franklin Barbecue). Loro’s menu features grilled and smoked meats with Southeast Asian and Japanese-inspired sauces, sides, and a bar that boasts craft beer, boozy slushes, and batch cocktails. The first Loro location was established in Austin in 2018, and the second location opened earlier this summer, in East Dallas. With ongoing plans to open a Houston location, Addison would be the fourth location for the Loro brand. This proposed Addison location would operate similar to other locations and would be open from 11 am – 10 pm, Sunday through Thursday, and 11 am – 11 pm on Friday and Saturday.

The applicant is proposing to demolish the existing building and construct a new restaurant with a patio area for outdoor dining. Rezoning from the Local Retail (LR) District to a Planned Development (PD) District has been requested in order to accommodate a modified parking ratio for restaurant uses. The LR District requires one parking space for every 70 square feet of restaurant floor area. The proposed PD District specifies one parking space for every 100 square feet of restaurant floor area. Additional conditions addressed by the proposed PD District include:

- The allowance for outside storage of wood for the restaurant’s smoker, provided that it is in a fenced area and is screen from view.

- Accommodating a modified landscape buffer at the Montfort Drive frontage in order to provide for a larger sidewalk and to allow for sufficient parking for this site to remain economically viable for restaurant use.

In addition to this PD Rezoning request, a new SUP is required to accommodate the proposed restaurant use with alcohol sales for on-premises consumption.

Proposed Plan: The proposed restaurant includes a total service area of 7,764 square feet, consisting of 4,856 square feet of air-conditioned space, an 803 square foot covered outdoor dining patio, a 1,417 square foot uncovered outdoor dining patio, and a 688 square foot waiting area with outdoor bar service. Additional exterior programming includes screened areas for the restaurant's smokers and wood storage. The interior floor plan includes table and bar seating and a substantial kitchen. Exterior dining areas are programmed with table and bench seating, while the exterior waiting area is not planned to include seating. Total seating accommodates 282 guests, with 164 accommodated within the building and 118 accommodated in the covered and uncovered patio dining areas.

Parking: With the proposed PD District, one parking space is required for every 100 square feet of restaurant floor area. With 7,764 square feet of service area, this site is required to accommodate at least 78 parking spaces to comply with this requirement. The applicant exceeds this requirement by providing 80 parking spaces and fully complies with TAS/ADA standards by providing four handicapped accessible parking spaces.

Exterior Facades. The current building façade for the former Flying Saucer space is primarily comprised of wood siding. With their proposed façade plan for this new building, the applicant proposes a mix of warm-toned brick masonry, CMU block, concrete, wood fencing, and its signature board and batten wood siding in order to capture Loro's "Texas dance hall" architectural theme. With its standing seam metal roof and diverse pallet of materials, this provides a unique, visually interesting façade that substantially exceeds the quality of the existing condition.

Solid waste facilities are located at the northwest quadrant of the site, screened in a masonry enclosure, with the opening oriented away from Montfort Drive.

Landscaping: The Town's Landscape Ordinance requires that properties be brought up to current standards, where possible, when they undergo a zoning process. The landscape plans have been reviewed for compliance with the Landscape Ordinance. The site currently has 17.6% landscape coverage, out of the required 20%, and the plans show an increase of landscape coverage to 18.1%. Instead of full landscape compliance, the applicant has worked with staff to implement a wider sidewalk on Montfort Drive and has planted additional trees in private open space areas that do not otherwise count towards landscape area requirements. Additionally, the applicant's site design has made landscape areas more functional and aesthetically appealing by removing the service driveway that previously traversed the west side of the site.

While the landscape plans do not fully meet the 20% landscape coverage requirement, the proposed improvements move the site closer to compliance while providing more functional and aesthetically appealing landscape areas, and additional private open space. The applicant's treatment of the Montfort Drive streetscape will improve pedestrian safety and comfort along that corridor.

Due to existing grade changes and the need to widen the sidewalk on Montfort Drive, trees that currently exist at the Montfort frontage will need to be removed. The applicant will be providing

replacement trees on site, and where additional mitigation may be required, mitigation fees will be assessed during the civil site design process.

Streetscapes: The Master Transportation Plan (MTP) provides streetscape standards for various street types and as properties develop, redevelop, or go through the zoning process, compliance with the MTP should occur, where feasible. The Montfort Drive corridor standards call for a five-foot minimum parkway buffer from the road, and a six-foot sidewalk. The applicant is dedicating right-of-way and has modified their parking and drive aisles in order to accommodate the six-foot sidewalk and to provide as large a buffer as possible, without making the property economically unviable for restaurant use. Within this three-foot buffer, the applicant will be planting short hedges to contribute to pedestrian comfort, and within their parking lot, new canopy trees will be planted in landscape medians. There are future plans for the Town to reconstruct Montfort Drive, and staff will examine opportunities to increase the size of this buffer to allow trees to be planted between the sidewalk and the curb.

With these improvements, the applicant will significantly improve one of the least comfortable pedestrian corridors in Addison.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Loro Asian Smokehouse is a highly regarded restaurant concept that will strongly contribute to the diversity of restaurant options in Addison. Its unique culinary concepts, Texas dance hall architectural theme, and highly curated patio spaces will create a destination concept at the former Flying Saucer space. The investment the applicant proposes will eliminate a vacant space and improve the pedestrian experience and aesthetic appeal of the Montfort Drive corridor.

Staff recommends approval of the request, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- SUP Ordinances 430 and 095-062, which are associated with former restaurant uses at this property, are repealed concurrent to the adoption of this PD rezoning and SUP Ordinance.



Case 1832-Z/Loro Asian Smokehouse

August 17, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 17, 2021, voted to recommend approval of an ordinance changing the zoning on a 1.24 acre property located at 14999 Montfort Drive, from Local Retail (LR) to a Planned Development (PD) district with modified LR district standards, and approving a Special Use Permit (SUP) for a new restaurant with the sale of alcoholic beverages for on-premises consumption only, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- SUP Ordinances 430 and 095-062, which are associated with former restaurant uses at this property, are repealed concurrent to the adoption of this PD rezoning and SUP Ordinance.

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

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none