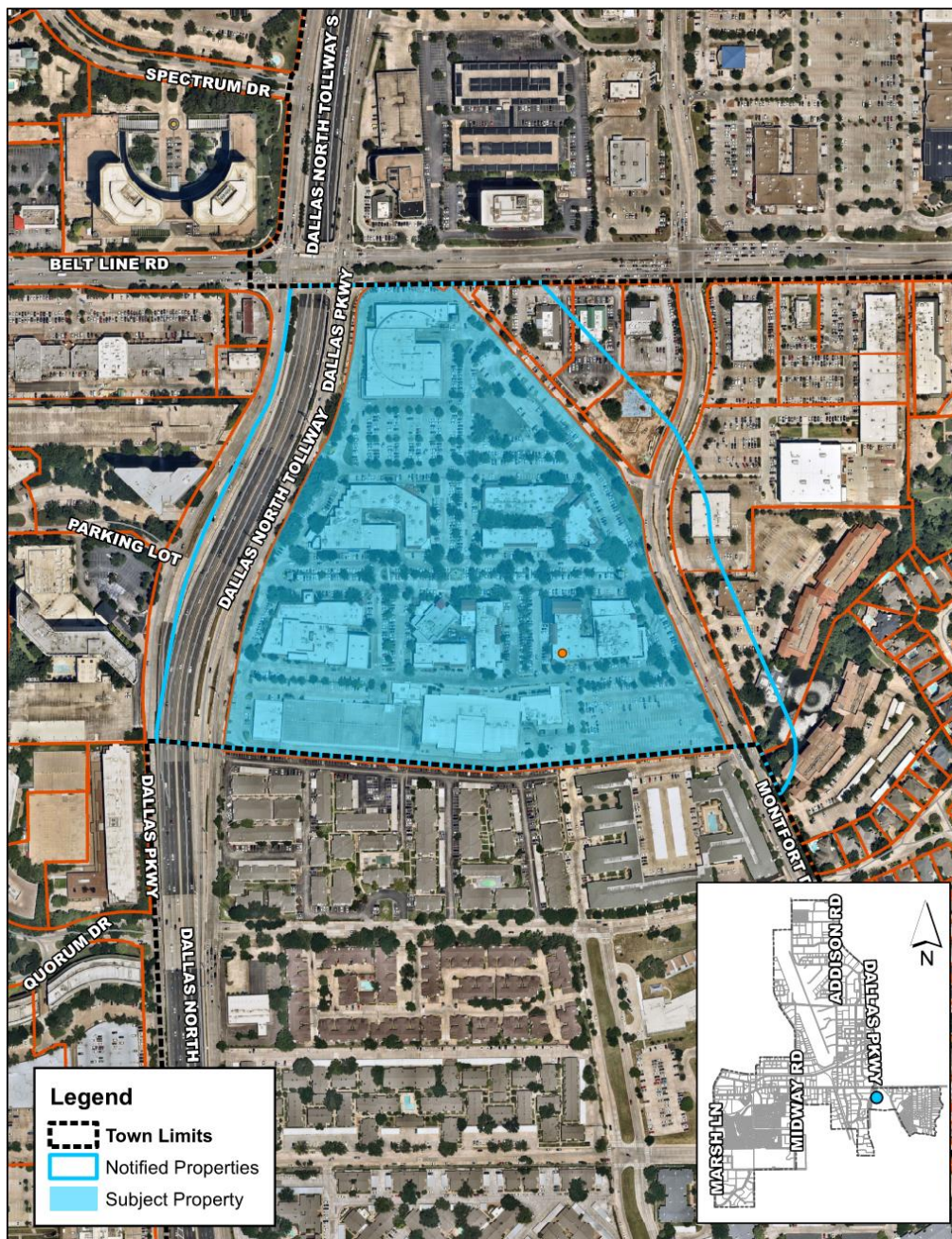


1859-SUP

PUBLIC HEARING Case 1859-SUP/5100 Belt Line Road, Suite #430 (Hawkers). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #430 that is currently zoned Planned Development (PD), through Ordinance Nos. O12-002 and O20-08, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

LOCATION MAP





October 18, 2022

STAFF REPORT

RE: 1859-SUP/5100 Belt Line Road, Suite #430
(Hawkers)

LOCATION: 5100 Belt Line Road, Suite #430

REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 8/4/2022)

APPLICANT: Ashley Rosado, Interplan LLC

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite #430. The proposed restaurant would occupy a currently vacant space within Village on the Parkway, generally situated at the southeast corner of Belt Line Road and the Dallas North Tollway. The center is zoned Planned Development (PD), Ordinance No. O12-002, and as amended by Ordinance No. O20-08.

Hawkers is a full-service restaurant that specializes in Asian street food. It was founded in Orlando, Florida in 2011 by four friends with family roots in Malaysia, Hong Kong, and Vietnam, which has influenced all aspects of their restaurant concept. Hawkercs has thirteen locations, primarily located in Florida, Georgia, and North Carolina. The Addison restaurant would be their second Texas location, following the opening of the Deep Ellum restaurant in November 2021. The proposed operating hours for the Addison location are 11:00 am – 10:00 pm, Sunday through Thursday and 11:00 am – 11:00 pm Friday through Sunday.

The restaurant would occupy an existing 5,215 square foot tenant space (Suite 430) in Block 400 at Village on the Parkway. Adjacent businesses include Vidorra and Sidecar Social. The restaurant proposes to include interior and patio seating. Hawkercs would also offer alcohol sales for on-premises consumption.

The PD Ordinance allows restaurants and the sale of alcoholic beverages for on-premises consumption through the approval of an SUP. The proposed use complies with the ordinance.

Proposed Plan: With this request, Hawkercs proposes an interior finish-out of the suite, an exterior remodel, and a 1,420 square foot dining patio addition. The proposed restaurant will provide seating for 267 individuals (162 indoor seats and 105 patio seats). The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating in the dining areas.

Parking: PD, Ordinance No. O20-08, established a parking ratio of 1 space for each 225 square feet for all uses (except theaters) within Village on the Parkway. The parking requirements for a theater is 1 space for each 3 seats. The current conditions require 2,052 spaces on site. The center currently provides 2,262 parking spaces (1,640 surface spaces and 622 garage spaces).

The restaurant is proposing to remove one parking spaces to accommodate a new landscape island along the south building façade. The reduction of one space, resulting in 2,261 spaces on site, will still be in compliance with the minimum number of parking spaces required.

Exterior Facades: The restaurant proposes an extensive remodel to the south and west facades as reflected in the façade plans and renderings. The entry way and windows will be updated to deliver a more sleek and modern design. A steel canopy will be added over the proposed dining patio areas and an outdoor bar will be provided on the west facade. The outdoor patio will be contained within a 4-foot-tall masonry block wall with decorative openings.

Façade materials will include masonry, tile, and stucco. The color scheme (teal, yellow, and orange) is representative of the bright colors that may be found at a traditional Asian street market.

Landscaping and Open Space: To accommodate a patio expansion on the south and west side of the building, the applicant proposed to remove two 14 caliper inch cedar elms, resulting in a total of 28 caliper inches removed. While tree removal is not encouraged, Town staff understands the importance of activating the building frontage with outdoor space.

The applicant proposes to convert one existing parking space south of the restaurant into a parking island to accommodate an 8-caliper inch cedar elm. Town staff worked with the applicant to mitigate the removed trees, however, there were many site constraints including overhead power lines, lack of irrigation, and existing vegetation that prevented full mitigation. The remaining 20 caliper inches is proposed to be mitigated via payment into the tree preservation fund at a rate of \$192 per caliper inch, for a total amount of \$3,840. These funds will be used for replacement trees in the surrounding area.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Hawkers is a unique concept that will expand the diversity of restaurant options in Addison. The significant façade remodel and elegantly designed outdoor spaces will support the activation of the surrounding pedestrian areas, while also reviving a currently vacant space.

Staff recommends approval of these requests, 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 1859-SUP/5100 Belt Line Road, Suite #430 (Hawkers)

October 18, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on October 18, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite #430, which property is currently zoned Planned Development (PD), Ordinance Nos. O12-002 and O20-08, by approving a Special Use Permit (SUP) to allow the suite to be used as a restaurant with the sale of alcoholic beverages for on-premises consumption, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

During this meeting, the Commission discussed concerns related to the applicant's proposal to remove two mature trees adjacent to the building to facilitate the installation of a patio dining area. At that time, Development Services staff erroneously communicated to the Commission that the applicant had already removed the trees in question. That statement resulted from miscommunication between various staff members and the applicant.

Voting Aye: Branson, Catalani, Craig, Fansler, Souers, DeFrancisco

Voting Nay: none

Absent: Meleky

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none