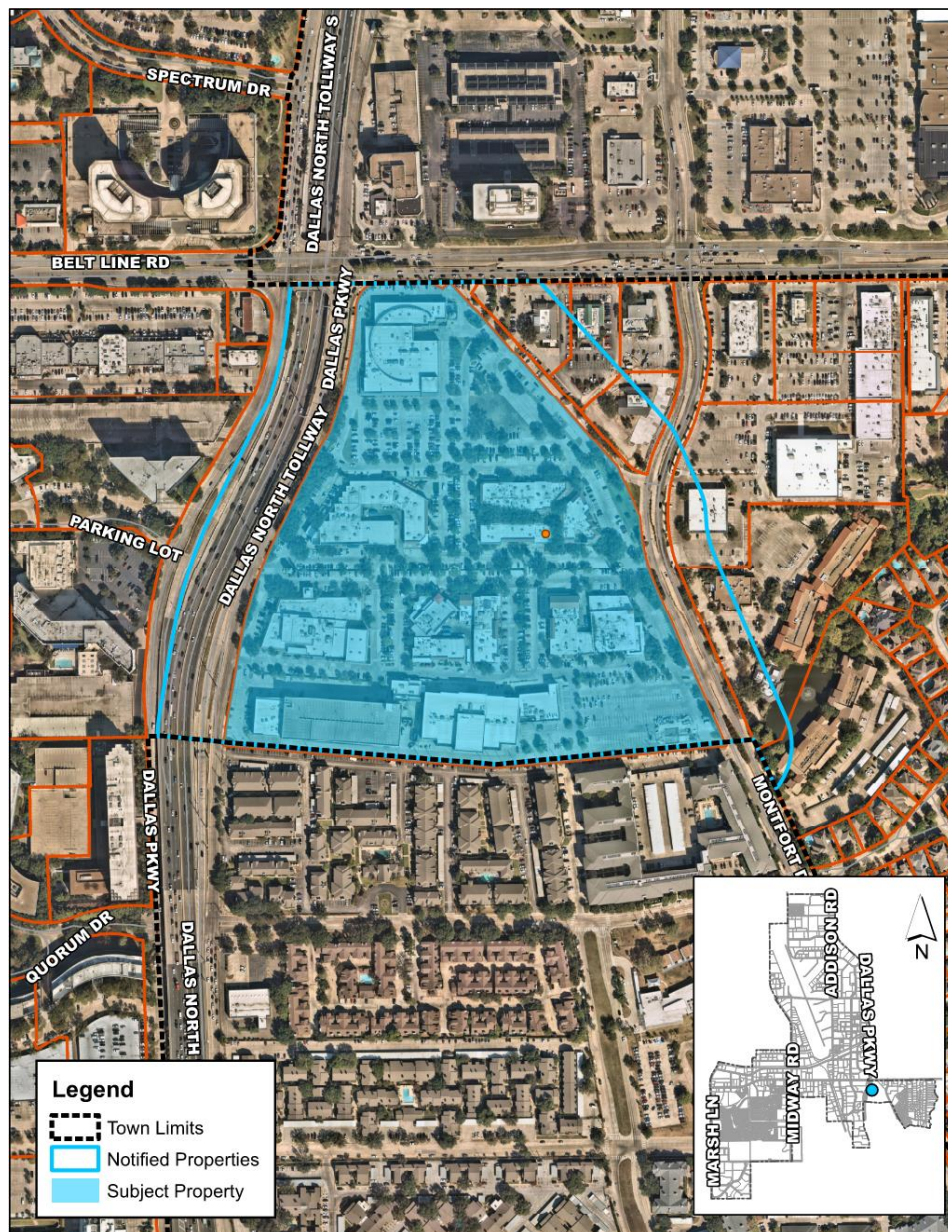


1866-SUP

PUBLIC HEARING Case 1866-SUP/5100 Belt Line Road, Suite #728 (Nando's). Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Approving a Special Use Permit (SUP) for Property Located at 5100 Belt Line Road, Suite #728, 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





December 14, 2022

STAFF REPORT

RE: 1866-SUP/5100 Belt Line Road, Suite #728 (Nando's)

LOCATION: 5100 Belt Line Road, Suite #728

REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 09/30/2022)

APPLICANT: Nicole Chan, Consolidated Development Services

DISCUSSION:

Background: The subject property is located at 5100 Belt Line Road, Suite #728. 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.

Nando's is a fast-casual restaurant specializing in South African flavors. It was founded in Johannesburg in 1987 and is known for their flame-grilled PERI-PERi chicken and sauces. The restaurant's Afro-Portuguese heritage is showcased through their food offerings, vibrant colors, and décor. Nando's has the largest collection of contemporary South African art in the world that is on display in their restaurants.

There are currently 48 locations within the United States. The Addison restaurant would be their third Texas location and first in the Dallas/Fort Worth market. The proposed operating hours for the Addison location are 11:00 am – 11:00 pm, seven days a week. Nando's anticipates employing 35 individuals at this location.

The restaurant would occupy a 4,145 square foot tenant space and patio (Suite 728) in Block 700 at Village on the Parkway. The space was previously used as The Saffron House. The restaurant proposes to include interior and patio seating. Nando's would also offer alcohol sales for on-premises consumption.

Block 700 within Village on the Parkway was recently approved for landscaping and pedestrian improvements, including the replacement and expansion of the patio for Suite 728. The new patio has incorporated the existing trees into the design. These improvements were approved administratively and are currently under construction. Tree removal was not proposed with these improvements.

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, Nando's proposes an interior finish-out of the suite and a facade remodel. The restaurant would also utilize a new 1,359 square foot dining patio that is currently under construction by the property owners of Village on the Parkway. The proposed restaurant will provide seating for 149 individuals (81 indoor seats and 68 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 1,971 spaces on site. The center currently provides 2,291 parking spaces (1,669 surface spaces and 622 garage spaces). The restaurant is not proposing to modify parking.

Exterior Facades: The restaurant proposes an extensive remodel to the north, east, and south facades as reflected in the façade plan. The entry way and windows will be updated with crittall style glazing to provide a more modern design. Bifold doors are proposed at the southeast corner of the restaurant to blend the interior and outdoor dining areas. A pergola with shade sails and string lights are proposed over the outdoor patio. Fans and heat lamps are proposed to be utilized as needed. The outdoor patio area will be bordered by timber railing. Façade materials will include masonry, tile, and stucco. The color scheme will consist primarily of grey with hints of green, orange, yellow, and magenta.

Landscaping and Open Space: Modifications to the existing landscape and open space are not proposed as a part of this SUP request. The proposed pergola, shade sails, and string lights will not utilize existing trees for support. Nando's is proposing to add small planters along the east building façade for aesthetic purposes as shown on the façade plan.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Nando's is a unique concept that will expand the diversity of restaurant options in Addison. The significant façade remodel and engaging outdoor patio will support the activation of the newly improved 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.
- Upon issuance of a CO for this restaurant, SUP Ordinance No. 003-001 permitting a restaurant with the sale of alcohol for on-premises consumption shall be repealed.



Case 1866-SUP/5100 Belt Line Road, Suite 728 (Nando's)

December 14, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on December 14, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 728, which property is currently zoned Planned Development (PD), Ordinance No. O12-002, as amended by Ordinance No. O20-08, by approving a Special Use Permit (SUP) to allow the building to be used as a restaurant with the sale of alcoholic beverages for on-premises consumption, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon issuance of a CO for this restaurant, SUP Ordinance No. 003-001 permitting a restaurant with the sale of alcohol for on-premises consumption shall be repealed.

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

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none