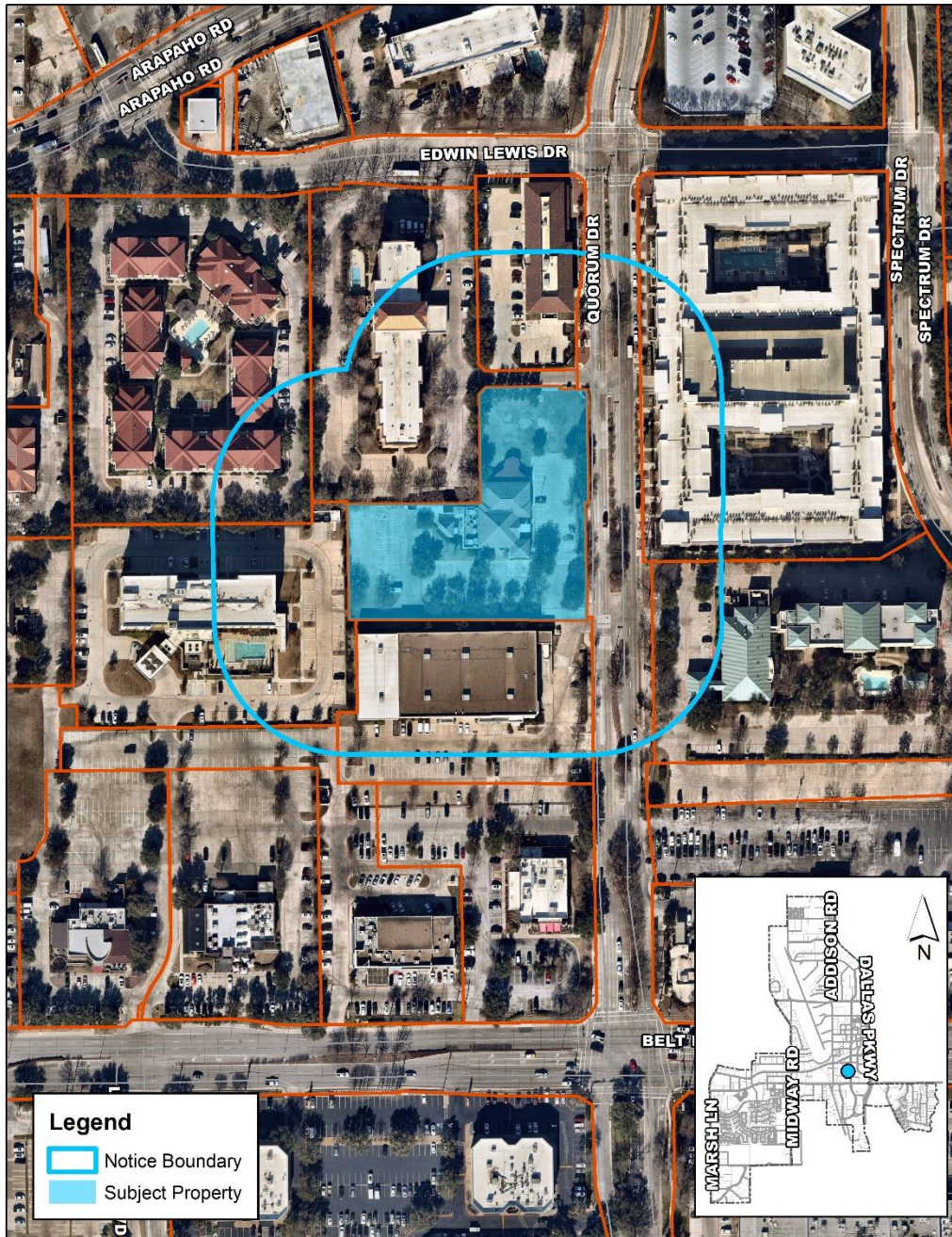


1878-SUP

PUBLIC HEARING Case 1878-SUP/15175 Quorum Drive (St. Martin's). 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 15175 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance Nos. O92-020 and O92-066, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

LOCATION MAP



Legend

- Notice Boundary
- Subject Property



March 21, 2023

STAFF REPORT

RE: 1878-SUP/15175 Quorum Drive (St. Martin's)
LOCATION: 15175 Quorum Drive
REQUEST: Approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption. (Application Date: 12/27/2022)
APPLICANT: Carlos Goyne, GC2, LLC

DISCUSSION:

Background: The subject property is located at 15175 Quorum Drive. The proposed restaurant would occupy a portion of the existing building and a proposed building and patio addition. The site is zoned Planned Development (PD), Ordinance No. 092-020, and as amended by Ordinance No. 092-066. This site also has several Special Use Permits (SUP) to allow the existing restaurant and associated site and building improvements.

St. Martin's is a full-service restaurant specializing in French cuisine. The restaurant operator currently has two other restaurants: Arthur's Steakhouse in Addison and St. Martin's in Dallas. The Addison restaurant would be St. Martin's second location. The proposed operating hours are 5:00 pm – 10:00 pm, seven days a week. The restaurant proposes to include interior and patio seating. St. Martin's 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, St. Martin's proposes to utilize 1,804 square feet of existing dining space, construct a 1,784 square foot building addition, and construct a 930 square foot covered outdoor patio. The restaurant would occupy a total of 4,547 square feet. The new building addition would replace an existing covered outdoor dining area. The existing restaurant, Arthur's Steakhouse, would occupy the remaining 6,624 square foot of building area on site.

The proposed restaurant will provide seating for 138 individuals. The interior floor plan is comprised of kitchen and service areas, a bar, and table, booth, and bar seating in the dining areas. No interior access is proposed between the two restaurants. The applicant is proposing a solid waste enclosure at the northwest corner of the site to serve the new restaurant.

Parking: This parking lot will be shared between the existing restaurant, Arthur's Steakhouse, and the proposed restaurant, St. Martin's. The proposed building area is 11,171 square feet, requiring 112 parking spaces on site. One space is proposed to be modified to accommodate accessible parking spaces to serve St. Martin's, resulting in 114 spaces provided on site.

Exterior Facades: The proposed building and patio addition will be constructed on the north side of the existing building. It will be constructed to accent the existing building façade. The covered outdoor patio area will be bordered by a wrought iron fence. There are no modifications proposed to the remaining facades of the existing restaurant, Arthur's Steakhouse.

Landscaping and Open Space: The building and patio addition will occupy 1,639 square feet of existing open space. The total site will exceed the minimum 20% open space required by providing approximately 33% open space. The applicant is proposing to add ground cover, shrubs, and potted trees surrounding the new restaurant. The applicant is not proposing to remove any trees with this request.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

St. Martin's will expand the diversity of restaurant options in Addison and the building addition will provide additional investment in an existing restaurant site. The restaurant will also provide an additional outdoor dining opportunity, which is desired within the community.

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 Nos. 094-019 and 010-023, permitting building and site modifications to an existing restaurant with the sale of alcohol for on-premises consumption shall be repealed.



Case 1878-SUP/15175 Quorum Drive (St. Martin's)

March 21, 2023

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on March 21, 2023, voted to recommend approval of an ordinance changing the zoning on property located at 15175 Quorum Drive, which property is currently zoned Planned Development (PD), Ordinance No. 092-020, as amended by Ordinance No. 092-066, by approving a Special Use Permit (SUP) to allow 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 Nos. 094-019 and 010-023, permitting building and site modifications to an existing restaurant with the sale of alcohol for on-premises consumption shall be repealed.

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

Voting Nay: none

Absent: Faircloth

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none