

Mexican Sugar SUP (1930-SUP)

April 8, 2025

Lesley Nyp, Director of
Development & Neighborhood Services

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font. The text is centered within a white circle, which is itself set against a blue background. The blue background is part of a larger graphic on the right side of the slide, consisting of a blue triangle with a white circle and a grey triangle.

Case 1930-SUP Mexican Sugar

ADDISON

LOCATION:

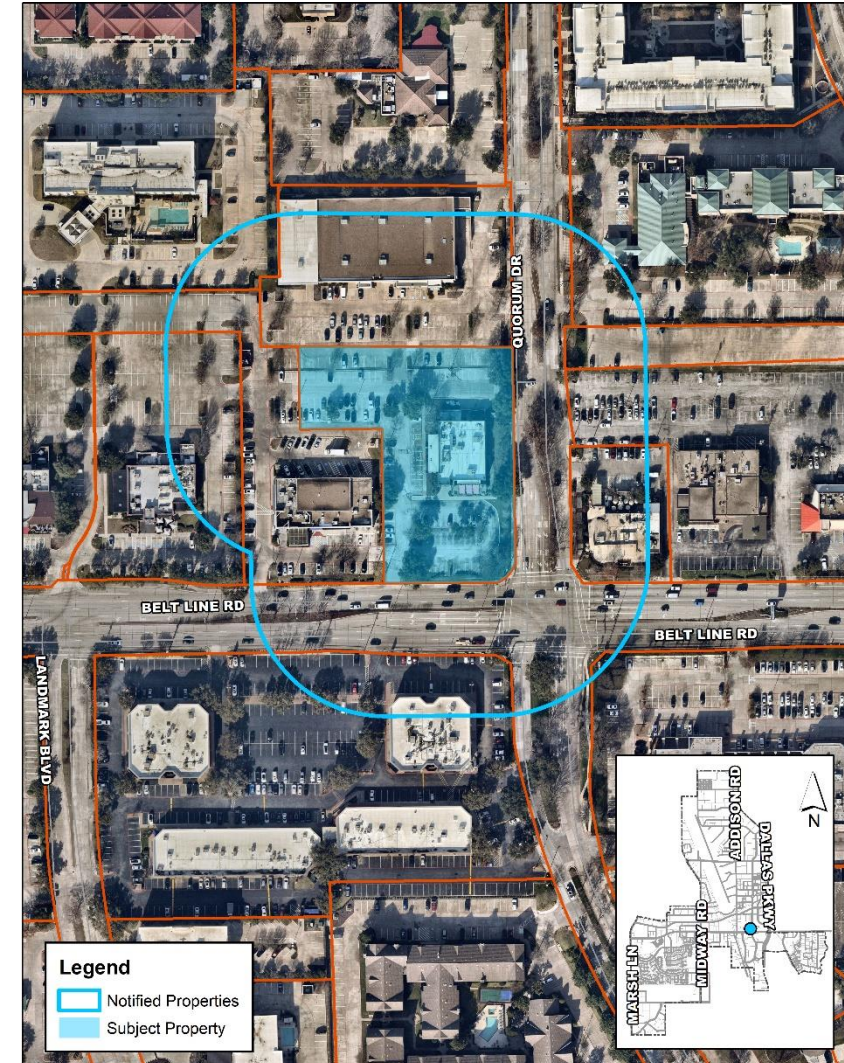
4951 Belt Line Road

REQUEST:

Approval of a Special Use Permit for a restaurant with the sale of alcohol for on-premises consumption

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant use with the sale of alcohol for on-premises consumption, and associated site conditions at the subject property.



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PROJECT HISTORY:

1985 – SUP, Ord. No. 085-027, to allow indoor dance floor.

1989 – SUP, Ord. No. 089-036, to allow restaurant with the sale of alcohol.

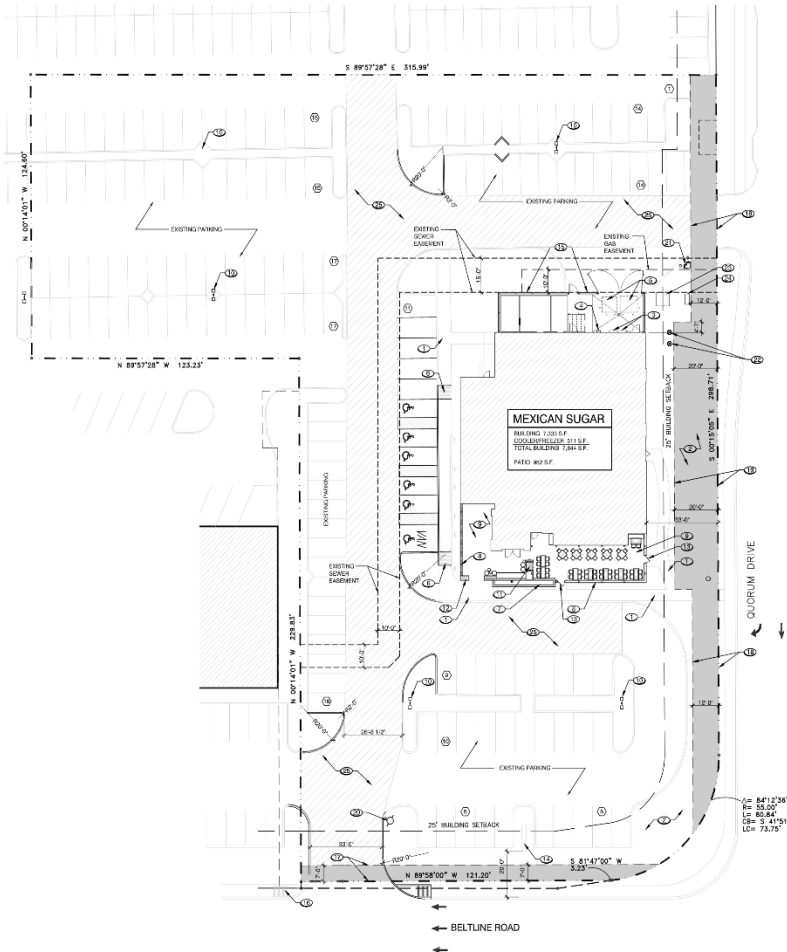
1993 – SUP, Ord. No. 093-017, to amend development plans for existing restaurant.

1993 – SUP, Ord. No. 093-026, to amend development plans for existing restaurant.

1994 – SUP, Ord. No. 094-023, to amend development plans for existing restaurant.

2014 – SUP, Ord. No. 014-002, to allow restaurant with the sale of alcohol (TGI Fridays).

Present – Proposed SUP to allow restaurant with the sale of alcohol for on-premises consumption.

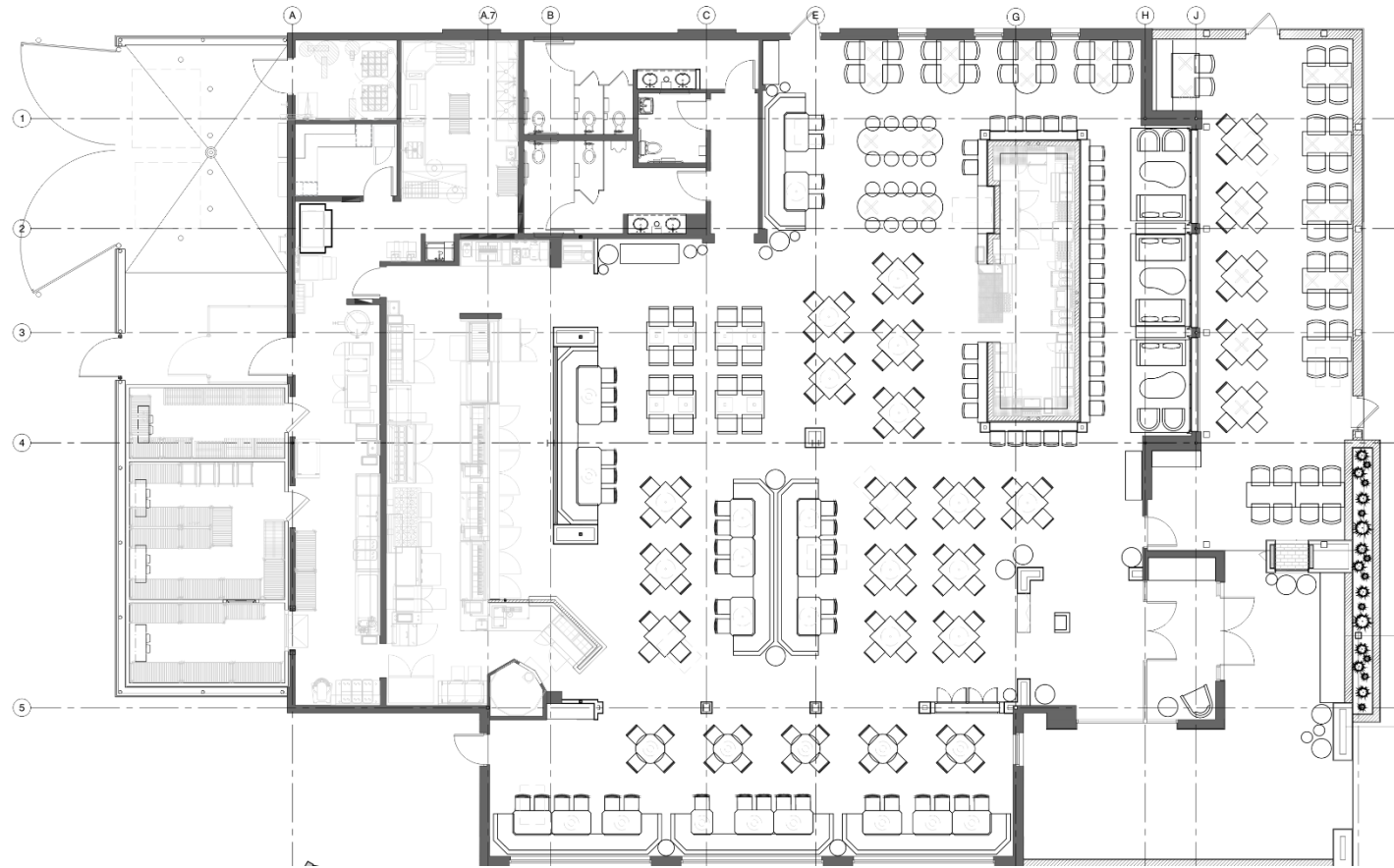


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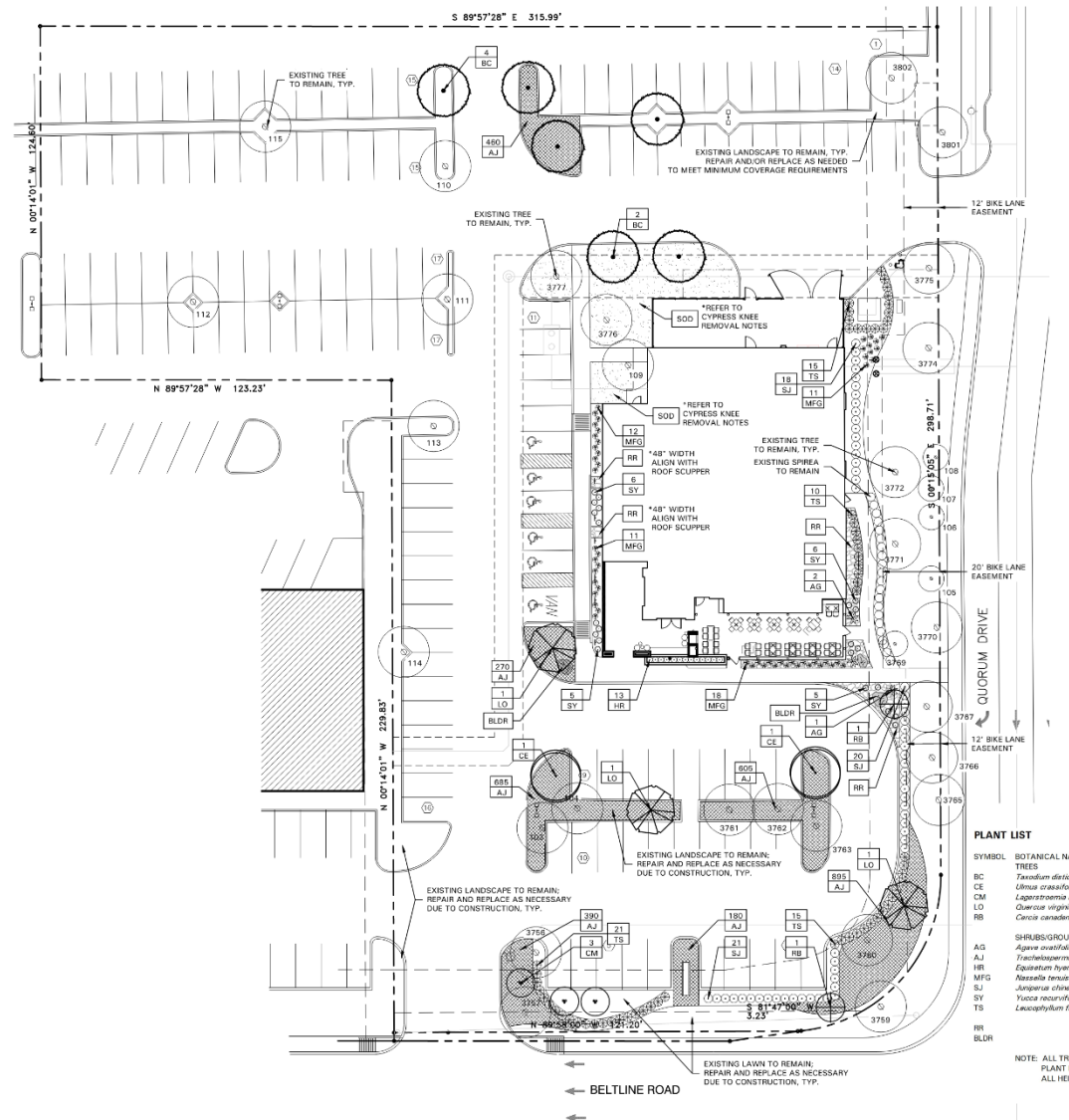
FLOOR PLAN:

- 7,844 SF of interior floor area
- 952 SF patio space
- Seating for 253 indoors & 52 on the patio
- Sale of alcoholic beverages for on-premises consumption
- Hours of operation:
 - 11:00 am – 10:00 pm, Monday through Thursday
 - 11:00 am – 11:00 pm Friday and Saturday.
 - 10:00 am – 9:00 pm Sunday



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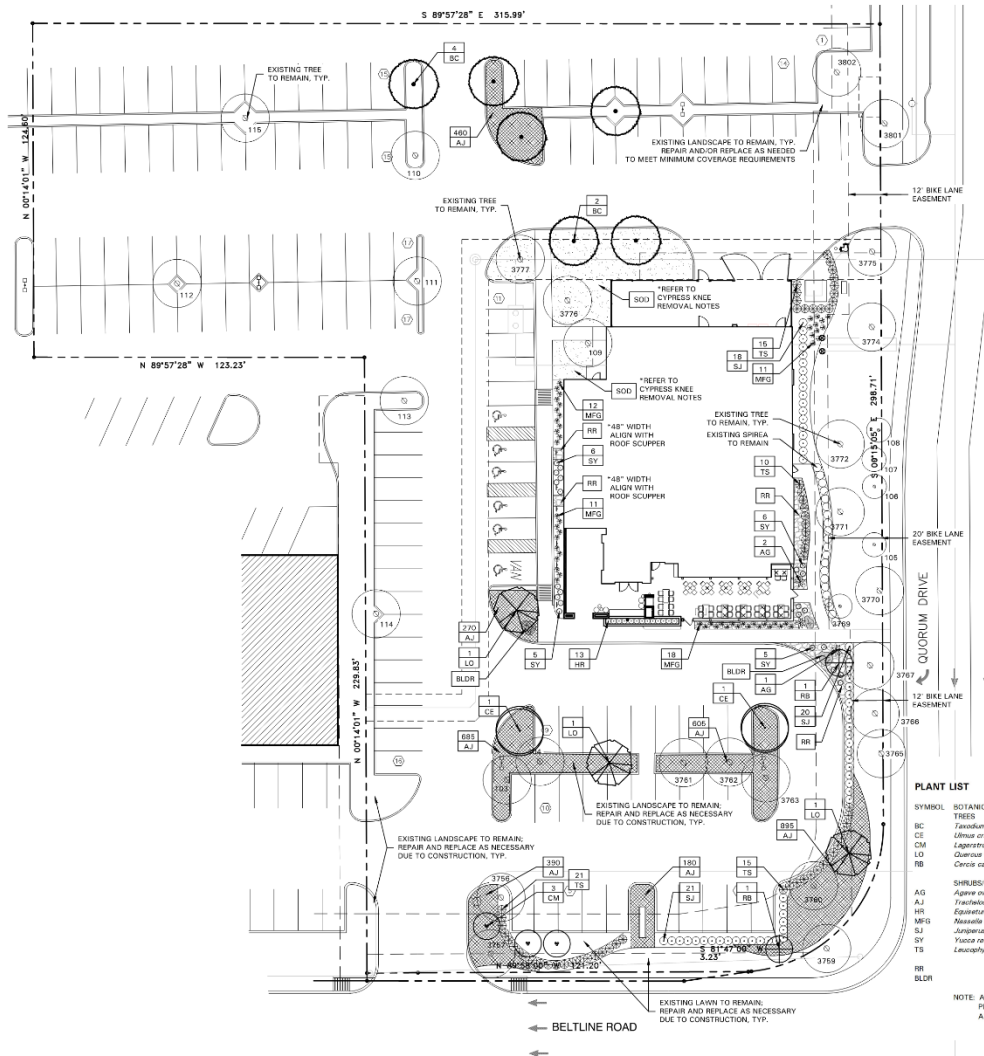


PARKING:

- Minor adjustments are proposed to existing parking spaces to accommodate emergency access through the site.
- 149 parking spaces will be provided on site, exceeding the requirement by 23 spaces.

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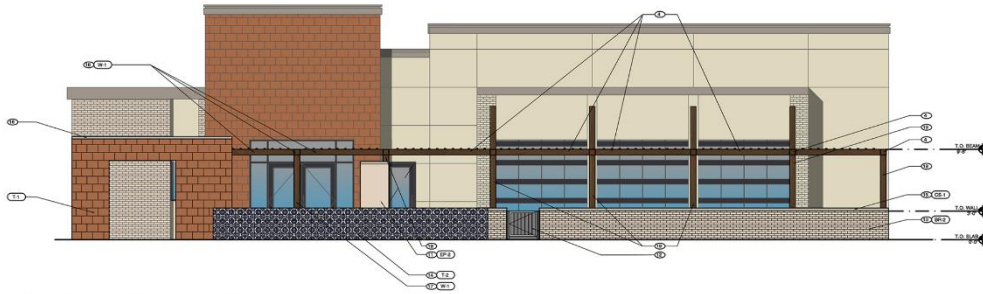


OPEN SPACE AND LANDSCAPE:

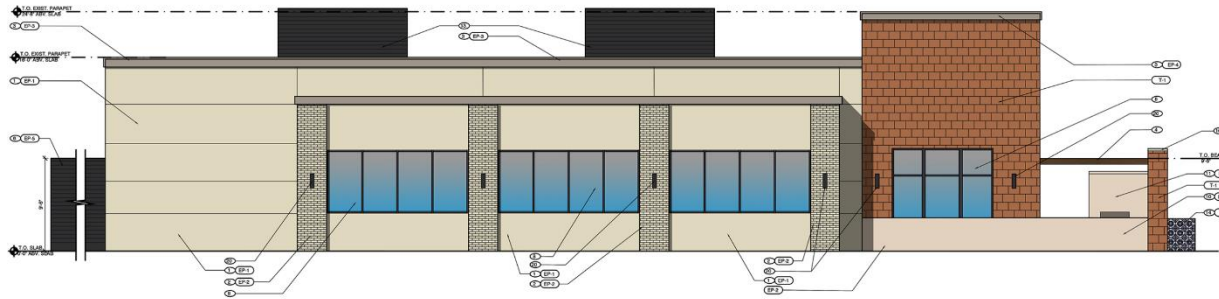
- New shrubs and groundcover are proposed throughout the site to restore landscaping.
- To achieve compliance with emergency access, two existing trees must be removed. Four additional trees that have died or are in poor health will be removed. Full mitigation is exceeded by 1 caliper inch.
- With this project, the Town has requested the property owner dedicate pedestrian/maintenance easements along Belt Line Road and Quorum Road to allow future improvements with the Quorum Road Reconstruction Project.

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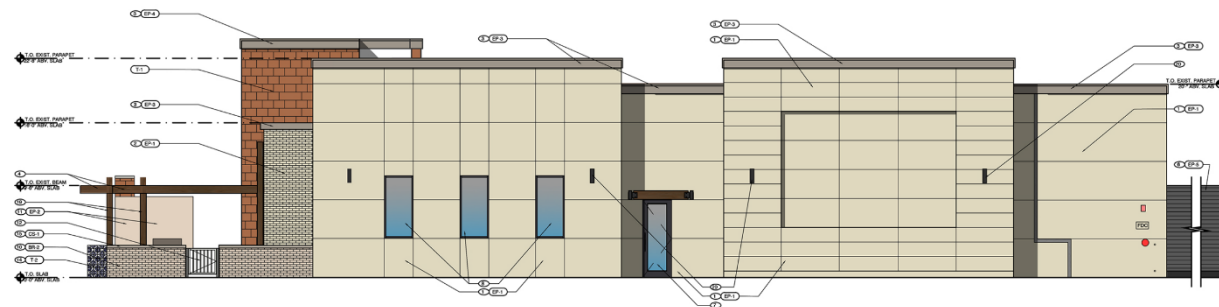
ADDISON



02 Exterior Elevation - South
SCALE: 3/8" = 1'-0"



03 Exterior Elevation - West
SCALE: 3/8" = 1'-0"



03 Exterior Elevation - East
SCALE: 3/8" = 1'-0"

EXTERIOR APPEARANCE:

- Existing façade will remain with minor updates and enhancements.
- New patio expansion will be enclosed by masonry wall/fence.
- Lighting and landscape planters will be incorporated within the outdoor patio space.
- The proposed façade complies with Town requirements.

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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: 11

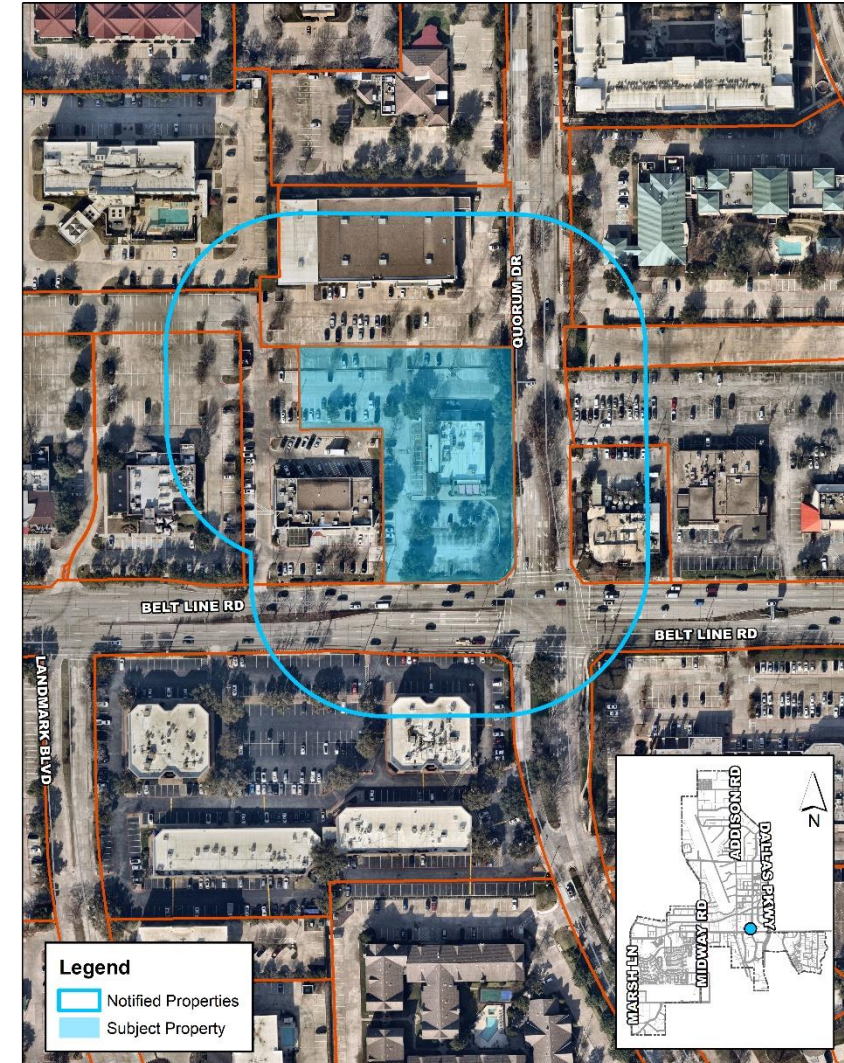
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION:

Approval: 5-0



RECOMMENDATION:

Staff recommends **approval** of the request with the following conditions:

- Prior to issuance of a Certificate of Occupancy for Mexican Sugar, easements must be recorded via separate instrument as shown on the site plan for pedestrian connectivity purposes.
- The previous Special Use Permits, Ordinance No. 085-027, 089-036, 094-023, and 014-002, shall be repealed.