

TOWN OF ADDISON, TEXAS

ORDINANCE NO. 014-057

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REPEAL ORDINANCE NO. 096-043 AND TO GRANT SPECIAL USE PERMITS FOR A RESTAURANT AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION OF FRONT BURNER RESTAURANTS, FOR PROPERTIES LOCATED AT 5001 BELT LINE ROAD AND 5035 QUORUM DRIVE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 5001 Belt Line Road is zoned as a Planned Development through Ordinance No. 084-067 as amended by Ordinance No. 091-043 and is currently used as a restaurant; and

WHEREAS, the property located at 5035 Quorum Drive is zoned as Local Retail and currently serves as the parking lot for the restaurant located at 5001 Belt Line Road; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. That Ordinance No. 096-043 is hereby repealed.

Section 3. That a Special Use Permit authorizing a restaurant use and a Special Use Permit authorizing the sale of alcoholic beverages for on-premises consumption only, on the properties located at 5011 Belt Line Road and 5035 Quorum Drive, are hereby granted subject to the following conditions:

- (a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, landscape plan and the elevation drawings showing four exterior walls, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

- (b) The Special Use Permit granted herein for a restaurant with the sale of alcoholic beverages for on-premises consumption only shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 8,183 square feet.
- (c) No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas.
- (d) The sale of alcoholic beverages under this Special Use Permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.
- (e) Said establishment shall make available to the city or its agents, during reasonable hours its bookkeeping records for inspection, if required, by the city to insure that the conditions of subparagraph (d) above are being met.
- (f) Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
- (g) If the property for which these Special Use Permits are granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.
- (h) If a license or permit to sell alcoholic beverages on property covered by this Special Use Permit is revoked, terminated or cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning repeal of the Special Use Permits granted herein.
- (i) The establishment shall not use the term “bar”, “tavern”, or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.
- (j) The applicant shall grant the necessary license agreements to install future pedestrian enhancements along Quorum Drive.

Section 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

Section 5. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not

have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

Section 6. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 9th day of December, 2014.

Todd Meier, Mayor

ATTEST:

Chelsea Gonzalez, City Secretary

CASE NO: 1705-SUP/Ida Claire

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

EXHIBIT A

 ID STUDIO 4, LLC 1415 GARDEN STREET SUITE 101 DALLAS, TEXAS 75246 PH: 214.760.1234 WWW.IDSTUDIO4.COM	PROJECT NEW RESTAURANT RESTAURANTS 3001 BELT LINE ROAD DALLAS, TEXAS 75246 PH: 214.760.1234	CLIENT FRONT RUBEN RESTAURANTS DALLAS, TEXAS 75246 5208 BELT LINE ROAD HOUSTON, TEXAS 77061	DATE 10/15/2014	SCALE AS SHOWN	SHEET NO. 1 OF 1	FLOOR PLAN RENDERING	A1.0	FBRT-4001

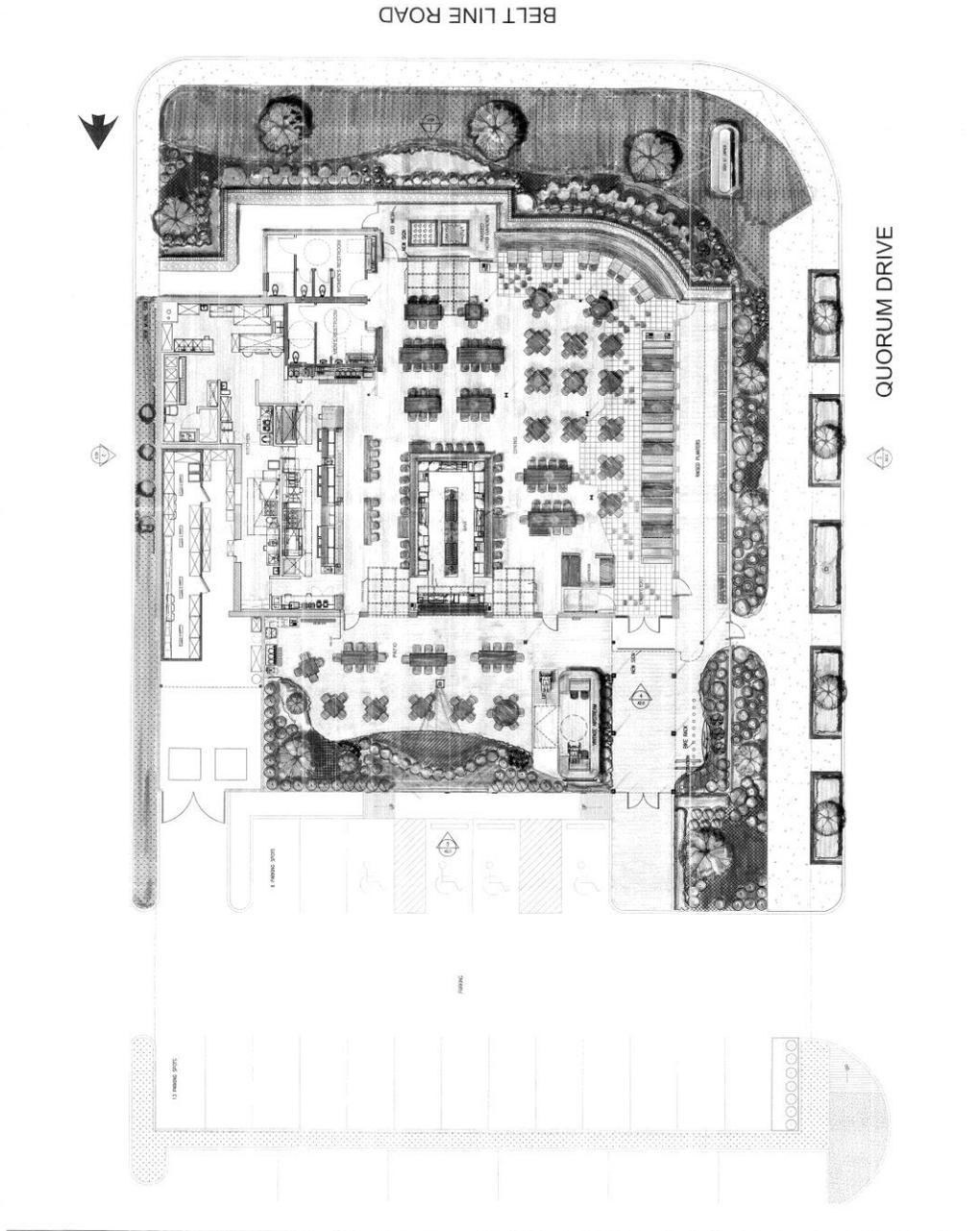


EXHIBIT A



ID STUDIO 4, LLC
1501 BURNER BLVD SUITE 100
DALLAS, TEXAS 75244
WWW.IDSTUDIO.COM

FRONT BURNER RESTAURANTS
5001 BELTLINE ROAD
DALLAS, TEXAS 75244
512.352.1101

IDA CLAIRE

CLIENT: FRONT BURNER RESTAURANTS
5001 BELTLINE ROAD
DALLAS, TEXAS 75244

SEATING CAPACITIES

TYPE	TABLES	SEATS	% OF FINITE
BAR DINING			
4 BAR STOOLS	1	4	2.1
4 20PS	3	18	6.4
8 20PS	2	16	4.3
12 20PS	2	24	6.8
BAR TOTAL		62	17.6
MAIN DINING			
2 20PS	10	20	21.2
4 20PS	11	44	23.4
6 20PS	5	30	16.8
8 20PS	5	40	21.8
MAIN DINING TOTAL	31	134	74.8
RESTROOMS			
4 20PS	1	4	2.1
8 20PS	3	24	6.4
RESTROOM TOTAL	4	28	7.6
RESTAURANT TOTAL	41	224	100.0

STUDIO

1501 BURNER BLVD SUITE 100
DALLAS, TEXAS 75244
WWW.IDSTUDIO.COM

IDA CLAIRE

CLIENT: FRONT BURNER RESTAURANTS
5001 BELTLINE ROAD
DALLAS, TEXAS 75244

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A1.3

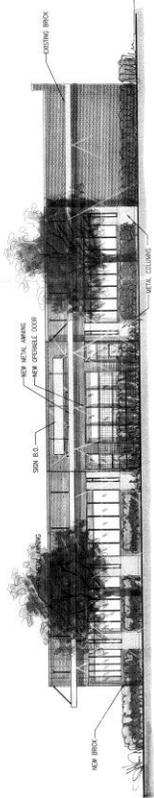
FURNITURE LAYOUT
FBR14001

EXHIBIT A

	<p>ID STUDIO 4, LLC 101 PEARSON ROAD SUITE 100 FORT WORTH, TEXAS 76104 (817) 335-1111 WWW.IDSTUDIO4.COM</p>	<p>CLIENT: FRONT BURNER RESTAURANTS 5001 BELTLINE ROAD ADDISON TEXAS 75254 DALLAS, TEXAS 75254</p>	
<p>PROJECT: FRONT BURNER RESTAURANTS 5001 BELTLINE ROAD ADDISON TEXAS 75254 DALLAS, TEXAS 75254 (817) 335-1111</p>		<p>DATE: 08/22/2014</p>	
<p>THIS ARCHITECTURAL RENDERING IS NOT A CONTRACT DOCUMENT. IT IS PROVIDED FOR REFERENCE ONLY. IT DOES NOT REPRESENT A COMMITMENT OR GUARANTEE OF PERFORMANCE OR ACCURACY. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ID STUDIO 4, LLC.</p>			
<p>IDA CLAIRE</p>			
<p>EXTERIOR ELEVATION RENDERING</p>			
<p>A2.0</p>			
<p>FBR1-4001</p>			

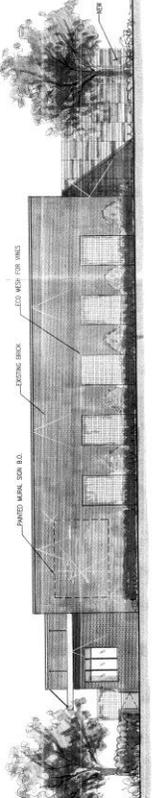
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SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



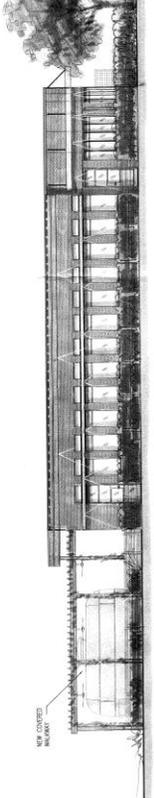
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EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



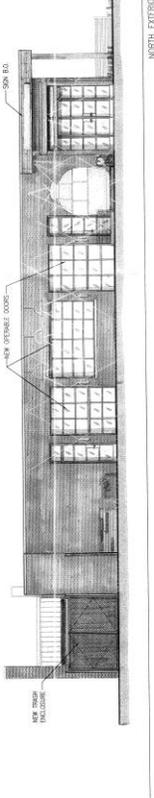
3

WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4

NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5

SOUTH FENCE EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

