TOWN OF ADDISON, TEXAS

ORDINANCE NO. O15-014

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REPEAL ORDINANCE NO. O12-027 AND TO GRANT SPECIAL USE PERMITS FOR A RESTAURANT AND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, ON APPLICATION FROM PUBLIC SCHOOL 972, FOR PROPERTY LOCATED AT 14854 MONTFORT 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 14854 Montfort Drive is part of the Prestonwood Pond development and is zoned Planned Development through Ordinance No. O84-076; 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 That Ordinance No. O12-027 is repealed.

Section 3. That a Special Use Permit authorizing a restaurant and a Special Use Permit authorizing the sale of alcoholic beverages for on-premises consumption only, on the property located at 14854 Montfort 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, 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 12,557 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 establishment shall be required to install landscaping that meets the minimum size requirements listed in the Town’s landscape regulations.

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 June, 2015.

_____
Todd Meier, Mayor

ATTEST:

_____
Chelsea Gonzalez, City Secretary

CASE NO: 1715-SUP/Public School 972

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

EXHIBIT A

Vicinity Map

Permit History

1.

Public School 972
Special Use Permit
(E) Restaurant Renovation
14854 Montfort Drive, Addison, TX 75254

Information

Owner: SAS & Associates, 14854 Montfort Drive, Suite 107, Dallas, 75254

Tenant: Grill Concepts, Inc / Public School, 6300 Canoga Ave., Suite 600, Woodland Hills, CA 91367

Project Location: 14854 Montfort Drive, Addison, TX, 75254

Architect: Hildinger Associates Architects, Douglas Hildinger, AIA, 9220 Peninsula Drive, Dallas, TX 75218, (214) 789-7321

Designer: Kelly Architects, Inc., 2404 Wilshire Blvd. Suite 1E, Los Angeles, CA 90057, (213) 380-8498, fax (213) 380-8499

Mechanical, Electrical & Plumbing Engineer: Bury, Inc., Stacey Carr, 5310 Harvest Hill Road, Suite 100, Dallas, TX 75230, (972) 991-0011, fax (972) 991-0278

Structural Engineer: Bury, Inc., 5310 Harvest Hill Road, Suite 100, Dallas, TX 75230, (972) 991-0011, fax (972) 991-0278

Contractor:

Symbols Legend

1 ROOF PLAN SCALE: 1/8"=1'0" — DRAWING TITLE
NORTH ARROW
A — GRID LINE
MATCH LINE
SECTION
ENLARGED DETAIL
A.F.F. ELEVATIONS
ELEVATION CALL OUT
KITCHEN — ROOM NAME & NUMBER
DOOR NUMBER
WINDOW NUMBER
WALL TYPE
EQUIPMENT
KEY NOTE
PARENNOTE
REVISION CLOUD & DELTA

Applicable Codes

1. 2006 International Fire Code with Addison Amendments.
2. 2012 International Building Code with Addison Amendments.
3. 2012 International Plumbing Code with Addison Amendments.
4. 2012 International Mechanical Code with Addison Amendments.
5. 2011 National Electrical Code with Addison Amendments.
6. 2012 International Green Construction Code.

Permit Description

1. Special Use Permit for an exterior dining deck, exterior facade changes & interior renovations.

KELLY ARCHITECTS
INTERIOR & ARCHITECTURAL DESIGN
2404 wilshire blvd. suite 1e
los angeles, ca 90057-2500
tel: 213.380.8498
fax: 213.380.8499

List of Drawings

Sheet #	Sheet Name
ARCHITECTURE	
SK-1	Cover Sheet, List of Drawings, Vicinity Map, Permit History, Permit Description
SK-2	Site Survey Plan
SK-3	Site Plan & Parking Tabulation
SK-4	(N) Furniture Floor Plan
SK-5	(E) Exterior Elevations
SK-6	(N) Exterior Elevations
L1	Landscape Plan
L2	Landscape Notes

THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY KELLY ARCHITECTS FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE BENEFICIAL OWNERSHIP IN ARCHITECTURAL WORK, AS DEFINED IN THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, 17 U.S.C. SECTION 102, ARE DEMONSTRATED. THE ARCHITECT RETAINS OWNERSHIP AND PROPRIETARY RIGHTS IN THESE DOCUMENTS. THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS MAY NOT BE REPRODUCED, DISTRIBUTED, OR DISPLAYED IN ANY MANNER WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

PROJECT: Public School 972, 14854 Montfort Drive, Addison, TX 75254

ISSUED FOR	DATE
S.U.P. Submittal	May 7, 2015
S.U.P. Submittal	April 14, 2015

INFO	
Drawn by:	Base
Checked by:	Job No.
Issued by:	Scale
Copyright Date:	
Document 11.2014	

NUMBER	TITLE
SK-1	Cover Sheet, List of Drawings, Vicinity Map

5/5/2015

EXHIBIT A

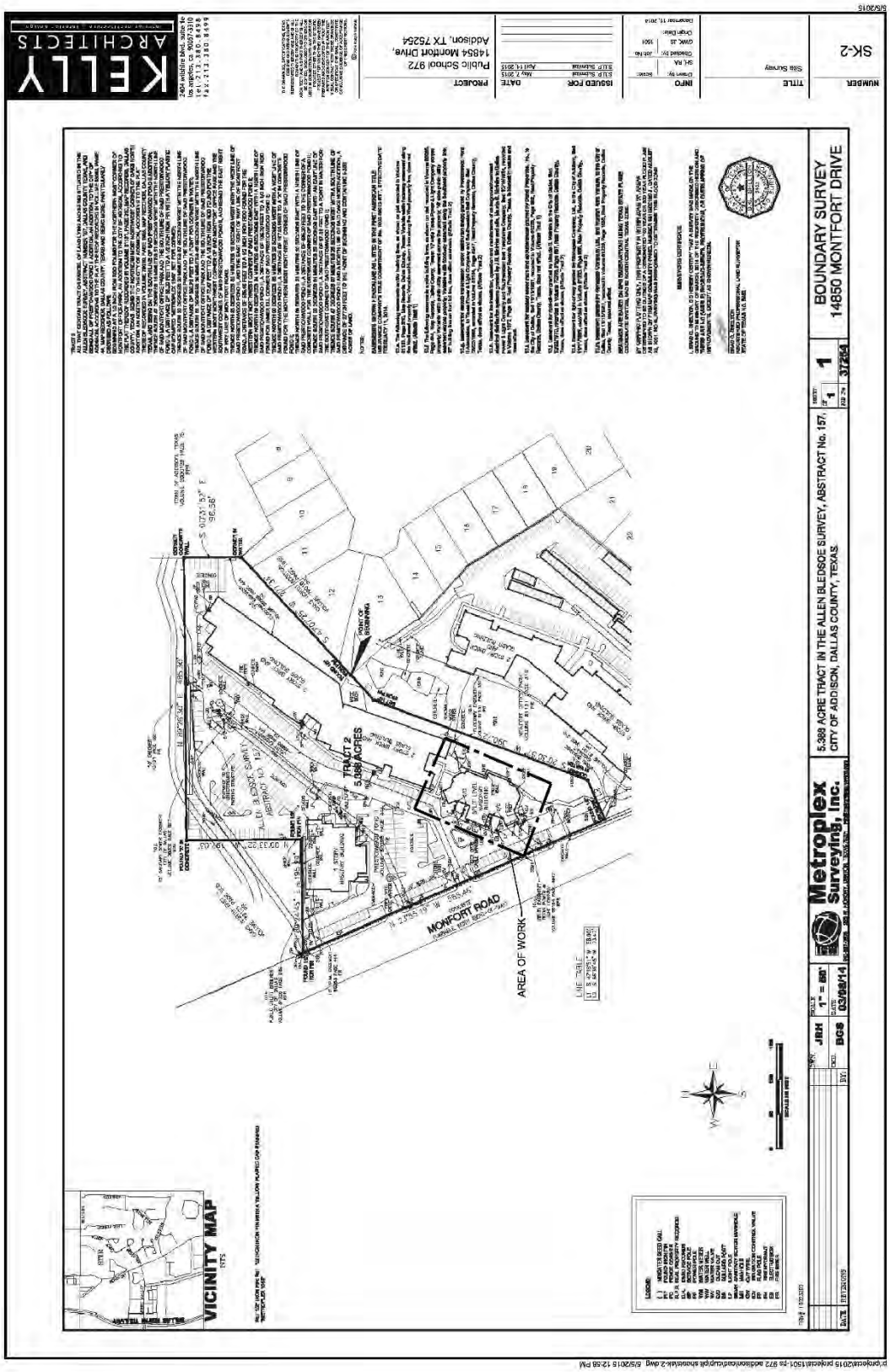

KELLY ARCHITECTS
Public School 972
14854 Montfort Drive,
Addison, TX 75254
SK-2
Site Survey
BOUNDARY SURVEY
14850 MONTFORT DRIVE
5.389 ACRE TRACT IN THE ALLEN BLEDSOE SURVEY, ABSTRACT No. 157,
CITY OF ADDISON, DALLAS COUNTY, TEXAS.
Metroplex Surveying, Inc.
TRACT 2
5.389 ACRES
MONFORT ROAD
AREA OF WORK
VICINITY MAP
POINT OF BEGINNING
1" = 50'
03/06/14
37284

EXHIBIT A

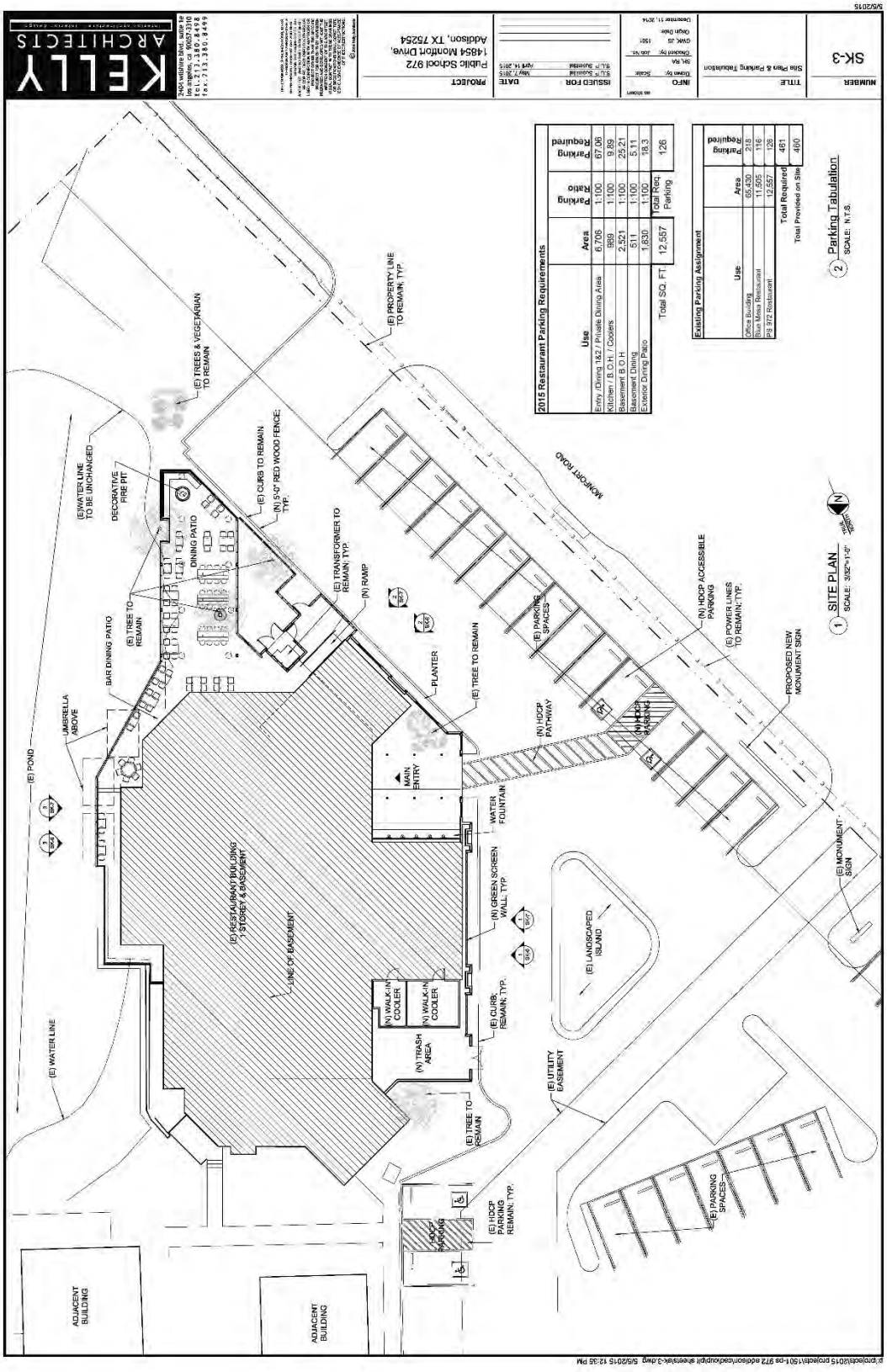

KELLY ARCHITECTS
Public School 972
14854 Montfort Drive,
Addison, TX 75254
SK-3
Site Plan & Parking Tabulation
2015 Restaurant Parking Requirements
Use | Area | Parking Ratio | Parking Required
Entry /Dining 1&2 / Private Dining Area | 6,706 | 1:100 | 67.06
Kitchen / B.O.H. / Coolers | 989 | 1:100 | 9.89
Basement B.O.H. | 2,521 | 1:100 | 25.21
Basement Dining | 511 | 1:100 | 5.11
Exterior Dining Patio | 1,830 | 1:100 | 18.3
Total SQ. FT. | 12,557 | Total Req. Parking | 126
Existing Parking Assignment
Use | Area | Parking Required
Office Building | 65,430 | 218
Blue Mesa Restaurant | 11,905 | 119
P.S. 972 Restaurant | 12,557 | 126
Total Required | 461
Total Provided on Site | 460
1 SITE PLAN
SCALE: 3/32"=1'-0"
2 Parking Tabulation
SCALE: N.T.S.
(E) POND
(E) WATER LINE
(E) WATER LINE TO BE UNCHANGED
DECORATIVE FIRE PIT
(E) TREES & VEGETARIAN TO REMAIN
(E) PROPERTY LINE TO REMAIN, TYP.
(E) CURB TO REMAIN
(N) 5'-0" RED WOOD FENCE, TYP.
(E) TRANSFORMER TO REMAIN, TYP.
(N) RAMP
DINING PATIO
(E) TREE TO REMAIN
BAR DINING PATIO
UMBRELLA ABOVE
(E) RESTAURANT BUILDING 1 STORY & BASEMENT
LINE OF BASEMENT
MAIN ENTRY
PLANTER
(E) TREE TO REMAIN
(N) HDCP PATHWAY
(E) PARKING SPACES
(N) HDCP ACCESSIBLE PARKING
(E) POWER LINES TO REMAIN, TYP.
PROPOSED NEW MONUMENT SIGN
MONFORT ROAD
WATER FOUNTAIN
(N) GREEN SCREEN WALL, TYP.
(N) WALK-IN COOLER
(N) WALK-IN COOLER
(N) TRASH AREA
(E) CURB, REMAIN, TYP.
(E) LANDSCAPED ISLAND
(E) UTILITY EASEMENT
(E) TREE TO REMAIN
(E) HDCP PARKING REMAIN, TYP.
(E) PARKING SPACES
(E) MONUMENT SIGN
ADJACENT BUILDING
ADJACENT BUILDING

EXHIBIT A

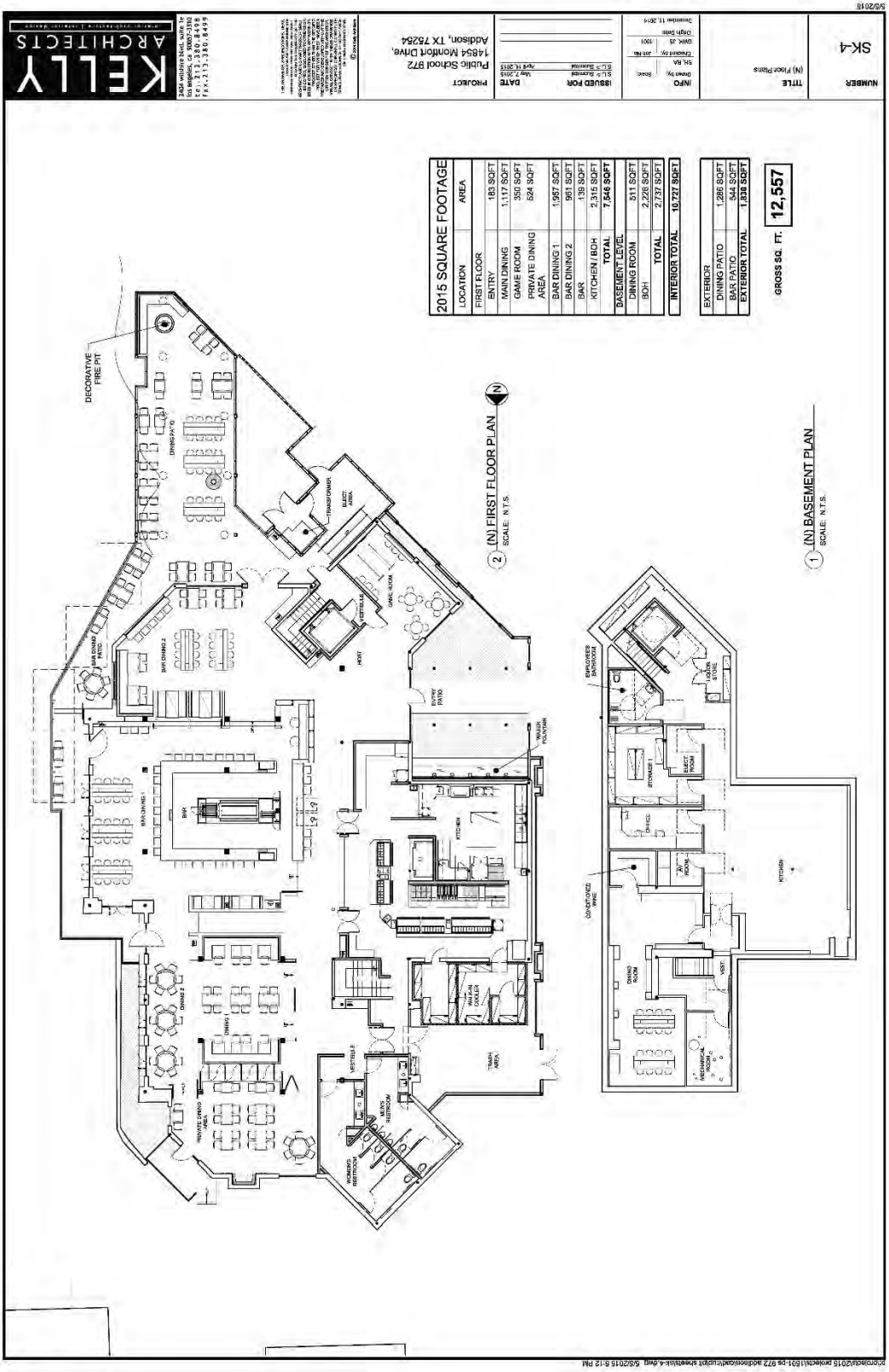

KELLY ARCHITECTS
2424 wilshire blvd, suite 1n
los angeles, ca 90057
tel. 213.380.8498
fax. 213.380.8499
PROJECT
Public School 972
14854 Montfort Drive,
Addison, TX 75254
ISSUED FOR
DATE
SK-4
NUMBER
TITLE
(N) Floor Plans
INFO
2015 SQUARE FOOTAGE
LOCATION
AREA
FIRST FLOOR
ENTRY 183 SQFT
MAIN DINING 1,117 SQFT
GAME ROOM 350 SQFT
PRIVATE DINING AREA 524 SQFT
BAR DINING 1 1,957 SQFT
BAR DINING 2 951 SQFT
BAR 139 SQFT
KITCHEN / BOH 2,315 SQFT
TOTAL 7,546 SQFT
BASEMENT LEVEL
DINING ROOM 511 SQFT
BOH 2,226 SQFT
TOTAL 2,737 SQFT
INTERIOR TOTAL 10,727 SQFT
EXTERIOR
DINING PATIO 1,286 SQFT
BAR PATIO 544 SQFT
EXTERIOR TOTAL 1,830 SQFT
GROSS SQ. FT. 12,557
(N) FIRST FLOOR PLAN
SCALE: N.T.S.
(N) BASEMENT PLAN
SCALE: N.T.S.
DECORATIVE FIRE PIT
DINING PATIO
BAR DINING 2 PATIO
BAR DINING 2
BAR DINING 1
BAR
DINING 2
DINING 1
PRIVATE DINING AREA
WOMEN'S RESTROOM
MEN'S RESTROOM
VESTIBULE
TRASH AREA
WALK-IN COOLER
KITCHEN
WALK-IN FREEZER
ENTRY PATIO
HEXIT
FIRTTLE
GAME AREA
TRANSFORMER
ELECT. AREA
EMPLOYEES BATHROOM
LOCKER STORE
ELECT. ROOM
STORAGE 1
OFFICE
TRAY PICK
KITCHEN
CONDITIONED SPACE
DINING ROOM
VEST
MECHANICAL ROOM

EXHIBIT A

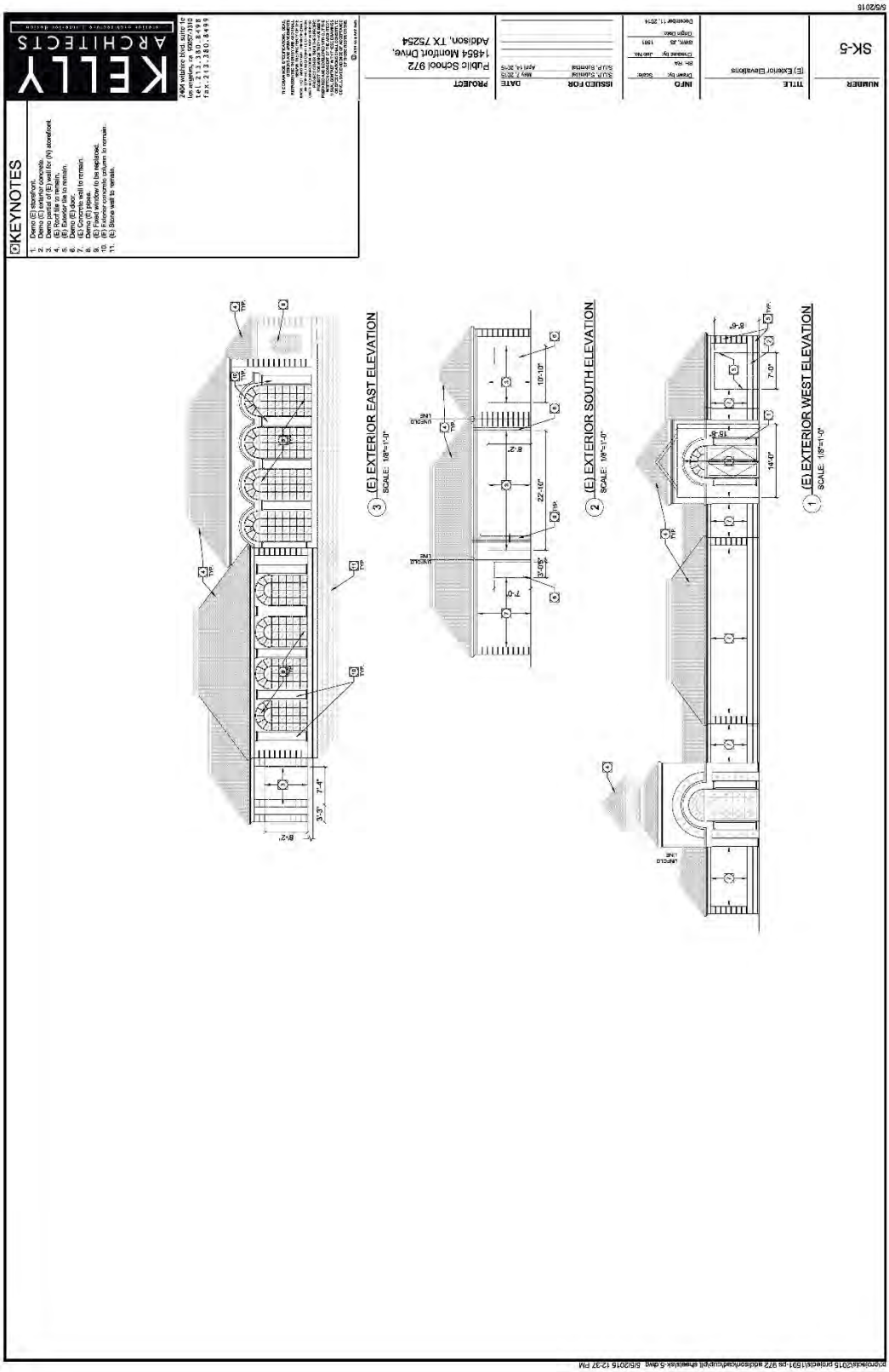

KEYNOTES
1. Demo (E) storefront.
2. Demo (E) exterior concrete.
3. Demo and dispose of (E) and (N) storefront.
4. (E) Roof tile or remain.
5. (E) Exterior tile to remain.
6. Demo (E) door.
7. (E) Concrete wall to remain.
8. Demo (E) pipes.
9. (E) Roof shingles to be replaced.
10. (E) Exterior concrete column to remain.
11. (E) Stone wall to remain.
KELLY ARCHITECTS
2404 wilshire blvd, suite 1c
los angeles, ca 90057-2110
tel. 213.380.8498
fax. 213.380.8499
PROJECT
Public School 972
14854 Montfort Drive,
Addison, TX 75254
DATE
ISSUED FOR
INFO
TITLE
(E) Exterior Elevations
NUMBER
SK-5
(3) (E) EXTERIOR EAST ELEVATION
SCALE: 1/8"=1'-0"
(2) (E) EXTERIOR SOUTH ELEVATION
SCALE: 1/8"=1'-0"
(1) (E) EXTERIOR WEST ELEVATION
SCALE: 1/8"=1'-0"
IMPOSTA LINE
22'-10"
10'-10"
7'-0"
14'-0"
15'-8"
8'-6"
8'-2"
3'-3"
7'-4"
6/9/2015

EXHIBIT A

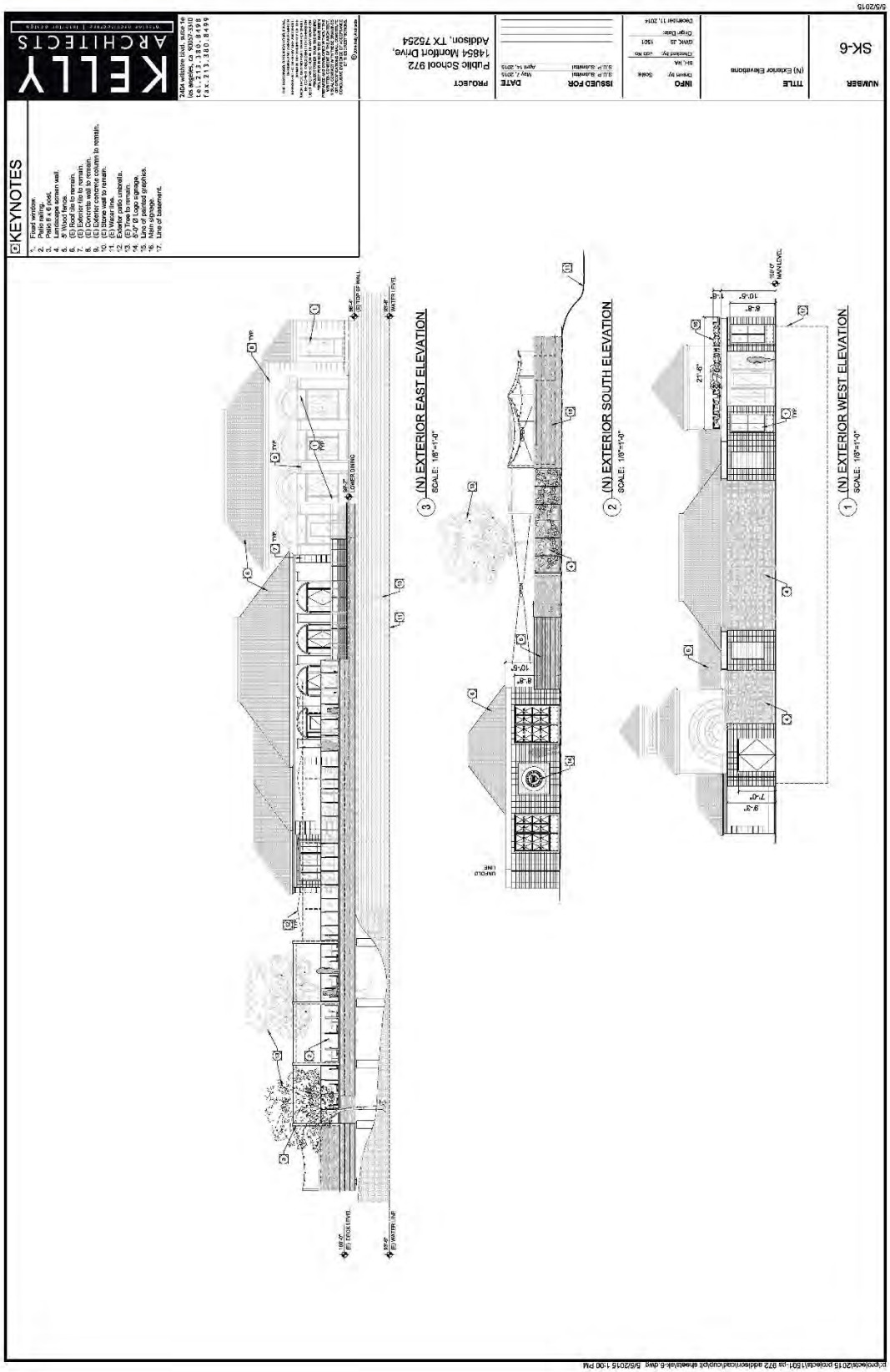

KEYNOTES
1. Fixed window.
2. Patio railing.
3. Paslo 8 x 8 post.
4. Landscape planter wall.
5. 8' Wood fence.
6. (E) Roof tile to remain.
7. (E) Exterior wall to remain.
8. (E) Exterior tile to remain.
9. (E) Exterior concrete column to remain.
10. (E) Stone wall to remain.
11. (E) Wood fence.
12. Exterior patio umbrella.
13. (E) Tree to remain.
14. (E) Tree to remain.
15. Line of painted graphics.
16. Main signage.
17. Line of basement.
KELLY ARCHITECTS
PROJECT
Public School 972
14854 Montfort Drive,
Addison, TX 75254
ISSUED FOR
DATE
INFO
TITLE
(N) Exterior Elevations
NUMBER
SK-6
(N) EXTERIOR EAST ELEVATION
SCALE: 1/8"=1'-0"
(N) EXTERIOR SOUTH ELEVATION
SCALE: 1/8"=1'-0"
(N) EXTERIOR WEST ELEVATION
SCALE: 1/8"=1'-0"

EXHIBIT A

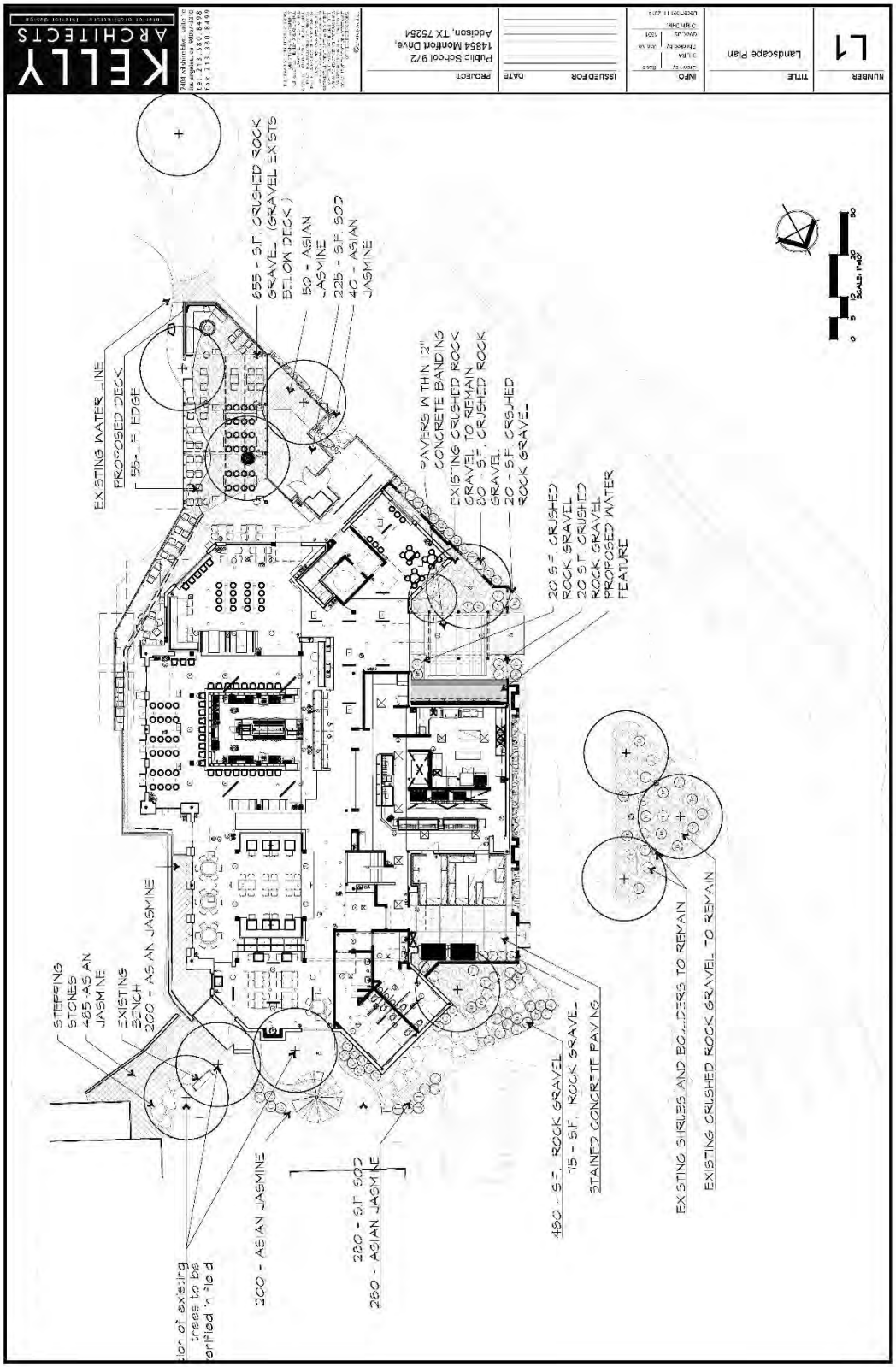
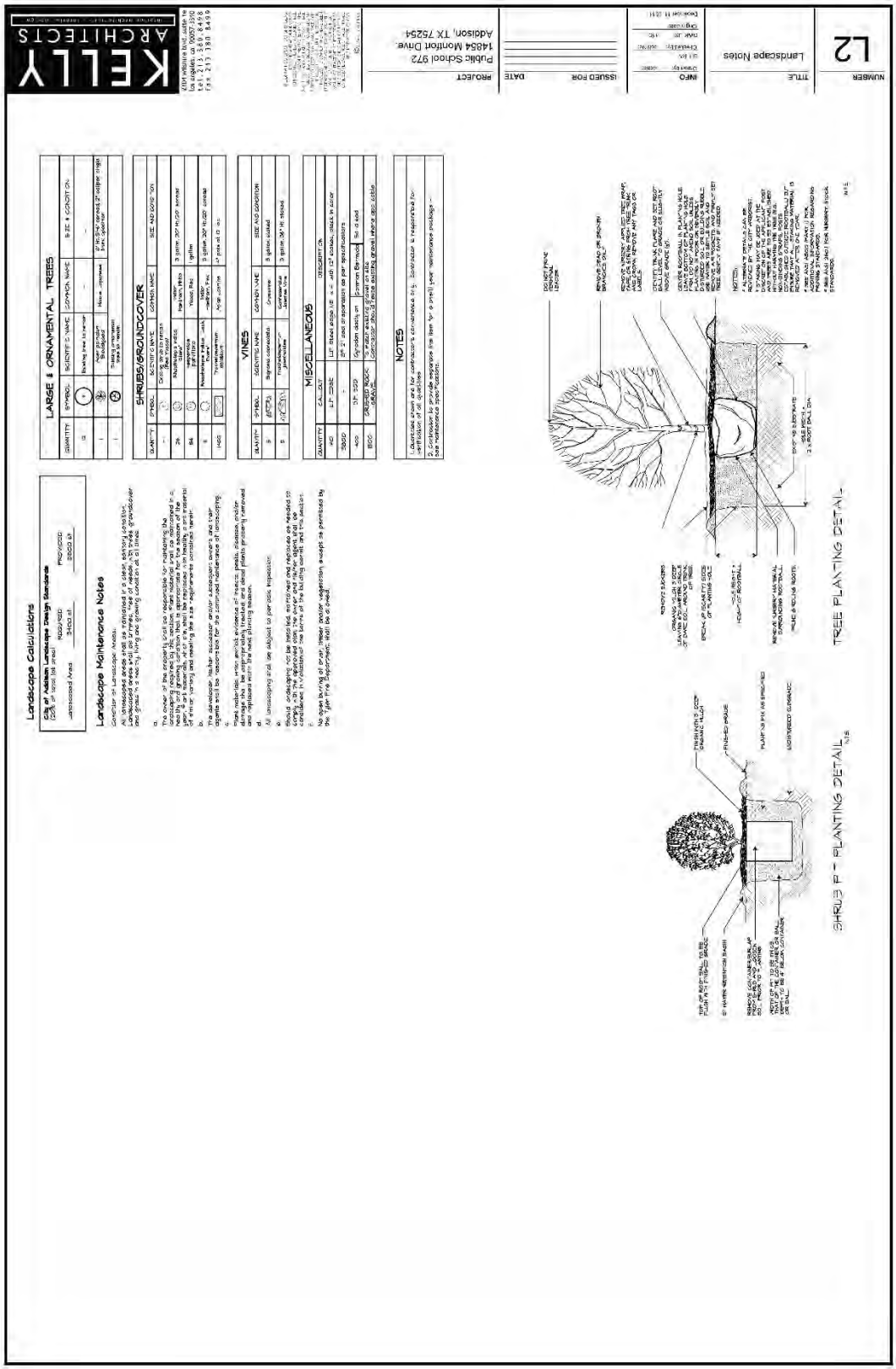

KELLY ARCHITECTS
2400 Hillcrest Road, Suite 1b
Plano, Texas 75075
Tel: 214.380.8498
Fax: 214.380.8499
PROJECT
Public School 972
14854 Montfort Drive,
Addison, TX 75254
DATE
ISSUED FOR
INFO
TITLE
Landscape Plan
NUMBER
L1
655 - S.F. CRUSHED ROCK GRAVEL (GRAVEL EXISTS BELOW DECK)
50 - ASIAN JASMINE
225 - S.F. SOD
40 - ASIAN JASMINE
EXISTING WATER LINE
PROPOSED DECK
55 - L.F. EDGE
PAVERS W THIN 2" CONCRETE BANDING
EXISTING CRUSHED ROCK GRAVEL TO REMAIN
80 - S.F. CRUSHED ROCK GRAVEL
20 - S.F. CRUSHED ROCK GRAVEL
20 S.F. CRUSHED ROCK GRAVEL
20 S.F. CRUSHED ROCK GRAVEL
PROPOSED WATER FEATURE
STEPPING STONES
485 AS AN JASMINE
EXISTING BENCH
200 - AS AN JASMINE
200 - AS AN JASMINE
280 - S.F. SOD
280 - ASIAN JASMINE
480 - S.F. ROCK GRAVEL
75 - S.F. ROCK GRAVEL
STAINED CONCRETE PAVING
EXISTING SHRUBS AND BOULDERS TO REMAIN
EXISTING CRUSHED ROCK GRAVEL TO REMAIN
SCALE: 1"=20'

EXHIBIT A


KELLY ARCHITECTS
Landscape Calculations
Landscape Maintenance Notes
LARGE & ORNAMENTAL TREES
SHRUBS/GROUNDCOVER
VINES
MISCELLANEOUS
NOTES
Public School 972
14854 Monitor Drive
Addison, TX 75254
Landscape Notes
L2
TREE PLANTING DETAIL
SHRUB & PLANTING DETAIL